



201909100031

09/10/2019 11:40 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Craig Archambault
7695 Holiday Blvd
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Grant H. Brockmeyer and Morna McEachern, husband and wife, **19-2113**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Craig Archambault, a single person

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 3Ptn Lot 11, Block2, Holiday Hideaway No. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P65733 & 3926-002-003-0008 & P65741 & 3926-002-011-0008

Dated: 9-9-2019


Grant H. Brockmeyer


Morna McEachern

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3919
SEP 10 2019

Amount Paid \$ **3832.00**
Skagit Co. Treasurer
By **HB** Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2113-KS

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Grant H. Brockmeyer and Morna McEachern are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9 day of September, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

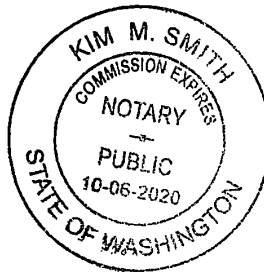


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7768 Holiday Boulevard, Anacortes, WA 98221

Tax Parcel Number(s): P65733 & 3926-002-003-0008 & P65741 & 3926-002-011-0008

Property Description:

Lots 3 and 11, Block 2, HOLIDAY HIDEAWAY NO. 1, according to the plat thereof recorded in Volume 8 of Plats, page 36, records of Skagit County, Washington.

EXCEPT that portion of Lot 11, described as follows:

Beginning at the Northeast corner of Lot 4 to the Southeast corner of Lot 4;

Thence Southerly along the East line of said Lot 4 to the Southeast corner of Lot 4;

Thence Easterly 20 feet along the Southerly line of said Lot 11;

Thence Northwesterly to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B

19-2113-KS

1. Terms and conditions of Articles of Incorporation and Bylaws of Holiday Hideaway Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 201503240074. (Holiday Hideaway Association was formerly known as Guemes Island Beach Club.)

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Holiday Hideaway No. 1 recorded August 24, 1962 as Auditor's File No. 625483.

3. Reservations contained in deeds from the State of Washington recorded in Volume 68 of Deeds, page 633; Volume 90 of Deeds, page 267; and Volume 101 of Deeds, page 113, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects: Properties Abutting Tideland)

4. Terms and provision of documents recorded as Auditor's File Nos. 8203290018, 8203290019 and 200601100165 regarding the Homeowner's Association.

5. PROVISIONS CONTAINED IN CONTRACTS THROUGH WHICH TITLE IS CLAIMED, AS FOLLOWS:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the nonprofit GUEMES ISLAND BEACH CLUB, according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities. Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or Company. In the event that such lines are not so installed within three years from the date hereof, or sooner, at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such case Buyer and Seller agree that Seller may, at its discretion, continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility. Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's option, to open the view of adjacent lots..."

(For your information, Holiday Hideaway Association is the apparent successor to Guemes Island Beach Club.)

6. TERMS AND CONDITIONS OF DOCUMENT:

Recorded: February 15, 1968

Auditor's No.: 710270

Said instrument was modified by instrument recorded January 15, 1969, under Auditor's File No. 722327.

7. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969

Statutory Warranty Deed
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Auditor's No.: 725226

Affects: A portion of Tract B

8. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound/Guemes Channel/Cooks Cove/Long Bay.

9. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related

recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

10. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.