



201909200054

09/20/2019 10:37 AM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Craig Archambault
7695 Holiday Blvd
Anacortes, WA 98221

STATUTORY WARRANTY DEED 19-3184
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Marta C. Dickson, a single woman, add as surviving spouse of

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

in hand paid, conveys, and warrants to Craig Archambault, an unmarried 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 3, Block 7, Holiday Hideaway, Div. 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): P66063 & 3926-007-003-0007

Dated: 9/19/19

Marta C. Dickson
Marta C. Dickson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2094081
SEP 20 2019

Amount Paid \$ 1696.00
Skagit Co. Treasurer

By 87 Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3189-KS

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STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Marta C. Dickson is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19 day of September, 2019

Kim M. Smith
Signature

notary
Title

My appointment expires:
10-6-2020

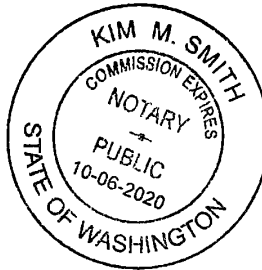


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7851 Shaw Street, Anacortes, WA 98221
Tax Parcel Number(s): P66063 & 3926-007-003-0007

Property Description:

LOT 3, BLOCK 7, "DIVISION 1, PLAT OF HOLIDAY HIDEAWAY", AS PER PLAT RECORDED IN
VOLUME 8 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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EXHIBIT B

19-3189-KS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. 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.)

11. 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

Statutory Warranty Deed
LPB 10-05

following plat/short plat/survey named Holiday Hideaway No. 1 recorded August 24, 1962 as Auditor's File No. 625483.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. 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 Tidelands)

13. Agreement, affecting subject property, regarding Hold Harmless Declaration and the terms and provisions thereof between A.A. Cook, Inc. and Square Harbor Development Corp., recorded September 18, 1979 as Auditor's File No. 7909180052.

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

15. 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.)

16. Terms and conditions of a document, recorded February 15, 1968 as Auditor's File No. 710270.

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

17. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded April 10, 1969 as Auditor's File No. 725226.

18. 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.

19. 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.)

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