

**RECORDING REQUESTED BY AND
MAIL TAX STATEMENTS TO:**

John and Janet Van Zee
5900 Paseo De La Rambla
Yorba Linda, CA 92887

202004280060
04/28/2020 04:11 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

WHEN RECORDED, MAIL TO:

Law Offices of Amanda G. Wheeler
A Professional Corporation
4848 Lakeview Ave., Suite A
Yorba Linda, CA 92886

QUITCLAIM DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-1474
APR 28 2020

Amount Paid \$
Skagit Co. Treasurer
By *Mq* Deputy

STATE OF WASHINGTON

COUNTY OF SKAGIT

Grantor(s): John Ronald Van Zee and Janet Elise Van Zee, Trustees of the John Ronald Van Zee Family Trust, dated December 26, 1990
Grantee(s): John R. Van Zee and Janet E. Van Zee, Trustees of The Van Zee Family Trust, Complete Restatement and Amendment, dated March 12, 2020
Abbreviated Legal Description: Lot 9 and Ptn. of 8, Block 6, "HOLIDAY HIDEAWAY NO. 1"
Assessor's Tax Parcel Number(s): P65971, 3926-006-009-0003

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of (\$10.00) in hand paid to John Ronald Van Zee and Janet Elise Van Zee, Trustees of the John Ronald Van Zee Family Trust, dated December 26, 1990, residing at 5900 Paseo De La Rambla, County of Orange, City of Yorba Linda, State of California (hereinafter known as the "Grantor(s)"), hereby convey and quitclaim to John R. Van Zee and Janet E. Van Zee, as trustees of The Van Zee Family Trust, Complete Restatement and Amendment, dated March 12, 2020, residing at 5900 Paseo De La Rambla, County of Orange, City of Yorba Linda, State of California (hereinafter known as the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in the City of Anacortes, County of Skagit, State of Washington, to-wit:

Lot 9, Block 6 and together with an 18-foot-wide strip of the Southeastern portion of Lot 8, Block 6, which is parallel and adjacent to the common boundary line between Lots 8 and 9, all in "HOLIDAY HIDEAWAY NO. 1", as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.
SUBJECT To the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Assessor's Parcel No. P65971

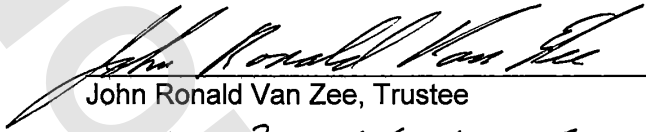
Commonly known as: 7881 Evergreen Lane, Anacortes, WA 98221

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SUBJECT To the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Assessor's Parcel No. P65971

Commonly known as: 7881 Evergreen Lane, Anacortes, WA 98221

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.



John Ronald Van Zee, Trustee

John Ronald Van ZEE
Print Name of Grantor

Date: March 12, 2020



Janet Elise Van Zee, Trustee

Janet Elise Van Zee
Print Name of Grantor

Date: March 12, 2020

EXHIBIT A**EXCEPTIONS:**

A. The right granted in the "PLAT OF HOLIDAY HIDEAWAY NO. 1" to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all streets thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Holiday Hideaway No. 1
Auditor's No: 625483

Said matters include but are not limited to the following:

(1) With respect to matters relating to water services, we note DECLARATION OF SERVICE, executed by Guemes Island Water Company, Inc., recorded under Auditor's File No. 8902230048, which indicates service having been provided to the following lots:

- ~ Tract All
- Lots 27-54, Block 1
- All lots within Block 2; EXCEPT Lots 89-98, inclusive
- All lots within Block 3
- All lots within Block 4; EXCEPT Lots 1-8, inclusive
- All lots within Block 5
- All lots within Block 6; EXCEPT Lots 11-38, inclusive
- Lots 47-49, inclusive, and Lots 78 and 79
- All lots within Block 7
- All lots within Block 8; EXCEPT Lots 8 and 9

~ Also, included on said Declaration is the following note:

"Whereas, the present and future owners are hereby reminded of the following restriction on the face of said filed plat:

~ Each lot shall be entitled to one hook up to the private water system upon its installation. The cost of the hook up, materials, labor and meter to be paid for by the owner of the lot."

~ Said Declaration was modified by MODIFICATION OF DECLARATION OF SERVICE, dated January 22, 1990 and recorded January 23, 1990 under Auditor's File No. 9001230041, which added the following tracts to the list of lots within said Declaration as being able to obtain service in said Plat:

Tracts "B", "C" and "D"

Said modification was re-recorded March 2, 1990, under Auditor's File No. 9003020121 to add Tract "E" to said declaration.

(2) Easements for private roads, utilities, drainage and bridle paths, as shown on the face of the Plat of Holiday Hideaway No. 1.

C. SUBJECT, also, to exceptions and reservation of minerals, mineral rights, fossils, etc., in Deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds, pages 633, 267 and 113, respectively, records of Skagit County.

Affects: Lots abutting tidelands

D. Matters relating to Holiday Hideaway Country Club, now known as Holiday Hideaway Association, recorded March 29, 1982 and January 11, 2006 under Auditor's File Nos. 8203290018, 8203290019 and 200601100165.

E. 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.)

Affects: Lots abutting tidelands

F. DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969
Auditor's No.: 725226
Purpose: Ingress, egress, drainage and utilities
Affects: Reference is hereby made to the record for full particulars

G. 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 non-profit 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 Country Club is the apparent successor to Guemes Island Beach Club.)

H. RESERVATIONS CONTAINED IN DEED

Executed by: Square Harbor Development Corporation
Recorded: February 15, 1968 and January 15, 1969
Auditor's Nos.: 710270 and 722327
As Follows: Subject to reservation by Seller, its successors and/or assigns,
to use said Tracts for recreational purposes

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 1, 1989
Recorded: September 21, 1989
Auditor's No.: 8909210067
Purpose: Right to enter said premises to operate, maintain, repair,
underground electric transmission and/or distribution system,
together with the right to remove brush, trees and landscaping
which may constitute a danger to said lines.
Affects: Being located as constructed or to be constructed on the
Southwesterly 10 feet as measured at right angles to the
Southwesterly line of subject property

J. Boundary Adjustment and Easement Agreement as disclosed in document recorded June 2, 2004
under Auditor's File No. 200406020052.

Acknowledgement:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On March 12, 2020, before me, Shiana L. Lovejoy, a Notary Public, personally appeared John Ronald Van Zee and Janet Elise Van Zee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature: Shiana L. Lovejoy

Seal:

