

When recorded return to:

Craig Halpin and Elisabeth Halpin
6402 105th Ave NE
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2525
Jul 09 2020
Amount Paid \$32305.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED GNW 20-5897

THE GRANTOR(S) Michael A. Leach and Gail O. Leach, husband and wife, 5051 50th Avenue Northeast, Seattle, WA 98105,

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

in hand paid, conveys, and warrants to Craig Halpin and Elisabeth Halpin, a married couple

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: Property 1:
Tracts 10 & 11, DRIFTWOOD TRACTS OF GUEMES ISLAND

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): P65125

Dated: 7-8-2020

Michael A. Leach
Michael A. Leach

Gail O. Leach
Gail O. Leach

Statutory Warranty Deed
LPB 10-05

STATE OF <STATE>
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael A. Leach and Gail O. Leach is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8th day of July, 2020


Signature

Notary
Title

My appointment expires: 1-7-23

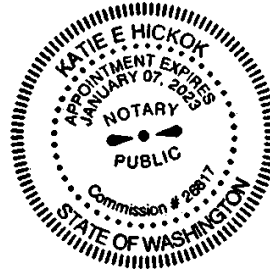


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 6378 West Shore Road, Anacortes, WA 98221
Tax Parcel Number(s): P65125

Property Description:

Tracts 10 and 11, "DRIFTWOOD TRACTS OF GUEMES ISLAND, SKAGIT CO., WASH.", as per plat recorded in Volume 6 of Plats, page 15, records of Skagit County, Washington.

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington, situate in front of, adjoining or abutting upon said premises.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5897-KH

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EXHIBIT B
20-5897-KH

1. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 106584, 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: Tidelands only

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Driftwood Tracts of Guemes Island
Recorded: November 3, 1947
Auditor's No.: 410706

3. Restrictions imposed by various deeds of record, which may be notice of a common plan, as follows:

"No open sewage will ever be permitted, which agreement shall be binding to all successors and assigns of the vendee herein and run as a condition of the ownership of the said property and shall be for the benefit of any and all other owners of other tracts in the aforesaid Plat with the right of such other owners of cause enforcement of this agreement".

4. 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.)

5. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Drainage Easement, recorded May 3, 1951 as Auditor's File No. 58760.

Affects East 10 feet of subject property

6. Reservations, provisions and/or exceptions contained in instruments executed by John Ervine, et al, recorded under Auditor's File No. 587630, 598218 and 735475.

7. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

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Name: Survey for Michael Leach
Recorded: March 14, 2000
Auditor's No.: 200003140052

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY
OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SHORT PLAT/SURVEY:

Name: Survey for Jim & Alice Souders
Recorded: July 19, 2019
Auditor's No.: 201907190131

Statutory Warranty Deed
LPB 10-05

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