

When recorded return to:

Mary Jane Orvis and Stephen L. Hanson  
9367 Reef Point Lane  
La Conner, WA 98257

**STATUTORY WARRANTY DEED**

GNW 20-7267

THE GRANTOR(S) Theodore D. Hegg and Carol L. Hegg, a married couple, 9367 Reef Point Lane  
La Conner, WA 98257,

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

in hand paid, conveys, and warrants to Stephen L. Hanson and Mary Jane Orvis, 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:  
Lot 4 FAHLEN'S SNEE-OOSH TRACTS

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): P65269

Dated: October 9<sup>th</sup>, 2020

Theodore D. Hegg  
Theodore D. Hegg

Carol L. Hegg  
Carol L. Hegg

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4250

Oct 15 2020

Amount Paid \$22245.00

Skagit County Treasurer

By Heather Beauvais Deputy

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

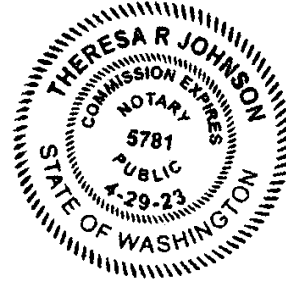
I certify that I know or have satisfactory evidence that Theodore D. Hegg and Carol L. Hegg is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9<sup>th</sup> day of October, 2020

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 9367 Reef Point Lane, La Conner, WA 98257  
Tax Parcel Number(s): P65269

**Property Description:**

**Parcel A:**

Lot 4 of Assessors Plat of FAHLEN'S SNEE-OOSH TRACTS, according to the Plat thereof recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington.

**Parcel B:**

An undivided 1/9th interest in and to that certain community area described in exhibit "B" of instrument recorded December 27, 1962, under Auditor's File No. 630229;

Also known as Community Tracts 9 and 10, and private road of assessors plat of FAHLEN'S SNEE-OOSH TRACTS, as per plat recorded in Volume 8, page 86, records of Skagit County, Washington.

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**EXHIBIT B**  
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1. Reservation contained in deed

From: Cecelia Joshua  
Recorded: February 16, 1931  
Auditor's No.: 241135, records of Skagit County, WA  
As follows:

The present roadway through the above land not more than thirty feet wide is hereby reserved until vacated by law. There is also reserved from the land herein conveyed a right-of-way for canals and ditches constructed or to be constructed under authority of the United States.

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: March 5, 1937  
Auditor's No.: 287330, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company, a corporation of Massachusetts  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: As surveyed, staked and laid out

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: March 5, 1937  
Auditor's No.: 287337, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of the premises lying within the community area

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: August 19, 1964  
Auditor's No.: 654792, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of said premises lying within the community area

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: March 19, 1965  
Auditor's No.: 663552, records of Skagit County, WA  
In favor of: Skagit County Sewer District No. 1  
For: Sewer pipe line

6. Easement including the terms, covenants, and provisions thereof, granted by instrument

Recorded: November 4, 1965  
Recording No.: 674103, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company, a Washington corporation  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: A parcel of land 10 feet in width being 5 feet on each side of a center line described as follows: As staked and constructed

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7. Easement, if any, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: September 14, 1988  
Auditor's No.: 8809140036, records of Skagit County, WA  
In favor of: Cascade Natural Gas Corporation  
For: Pipeline  
Affects: Exact location is undisclosed

8. Terms, covenants, and provisions contained in instrument

Recorded: September 21, 1989  
Auditor's No.: 8909210095, records of Skagit County, WA  
Regarding: Water line easement

9. 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 ASSESSOR'S PLAT OF FAHLENS SNEEOOSH TRACTS recorded March 30, 1965 as Auditor's File No. 664067.

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".

10. Covenants, conditions, restrictions, and easements contained in declaration of restrictions

Recorded: December 27, 1962  
Auditor's No.: 630229, records of Skagit County, WA

AMENDED by instrument

Recorded: September 21, 1989  
Auditor's No.: 8909210096, records of Skagit County, WA

11. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:  
Reef Point Community Association, et al  
Dated:  
April 17, 1989  
Recorded:  
September 21, 1989  
Auditor's No:  
8909210094 and 8909210095  
Purpose:  
Ingress, egress and water line  
Area Affected:  
Lot 8 and community tract

12. TERMS AND CONDITIONS OF WATER USERS AGREEMENT:

Dated:  
July 12, 2004

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Recorded:  
August 10, 2004  
Auditor's File No.:  
200408100115

13. Notice to Future Property Owners regarding Reef Point Water System recorded August 10, 2004 under Auditor's File No. 200408100116.

14. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

15. 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 Similk Bay.

16. 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.)

17. 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.

18. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded July 19, 2004 as Auditor's File No. 200407190190 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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