

When recorded return to:
Dana Pearce Radcliffe
2020 43rd Ave E 84
Seattle, WA 98112

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224532

Nov 08 2022

Amount Paid \$3285.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620053058

Escrow No.: 620053058

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marcille L. Massoni and Janette B. Anderson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dana Pearce Radcliffe, an unmarried person and Emily
Yarbrough Horton, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOTS 20, 21 AND 47, BLOCK 3, HOLIDAY HIDEAWAY NO. 1, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 36 THROUGH 42, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P65854 / 3926-003-020-0005, P65855 / 3926-003-021-0004, P65882 /
3926-003-047-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2022

X Marcille L. Massoni
Marcille L. Massoni

X Janette B. Anderson
Janette B. Anderson

State of Washington
County of Skagit

This record was acknowledged before me on 10/26/2022 by Marcille L. Massoni and Janette B. Anderson.

Donna Lee Reed
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 10/1/2023

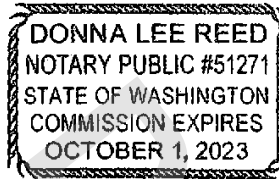


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Holiday Hideaway No. 1:

Recording No: 625483

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Grantor: State of Washington
Recording No.: Volumes 68 of deeds, Page 633
Recording No.: Volume 90 of deeds, Page 267
Recording No.: Volume 91 of deeds, Page 113

Note: No determination has been made regarding the current ownership of said reserved rights.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 15, 1969
Recording No.: 741773

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is

EXHIBIT "A"Exceptions
(continued)

permitted by applicable law, as set forth in the document

Recording Date: May 31, 1969
Recording No.: 755545

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 15, 1968
Recording No.: 710270

Modification(s) of said instrument

Recording Date: January 15, 1969
Recording No.: 722327

6. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 23, 1989
Recording No.: 8902230048

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Holiday Hideaway Association
Imposed by: Guemes Island Water Company, Inc.
Imposed by: Guemes Island Beach Club

8. Terms and provision of documents regarding the Homeowner's Association.

Recording No.: 8203290018
Recording No.: 8203290019
Recording No.: 200601100165

9. Mound Fill System and the terms and conditions thereof:

EXHIBIT "A"Exceptions
(continued)

Recording Date: July 30, 1990
Recording No.: 9007300065

10. Lot Certification and the terms and conditions thereof:

Recording Date: May 26, 1995
Recording No.: 9505260077

11. Order of Recession and the terms and conditions thereof:

Recording Date: June 10, 1999
Recording No.: 9906100008

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200405260061

13. Bylaws of Holiday Hideaway Association and the terms and conditions thereof:

Recording Date: March 24, 2015
Recording No.: 201503240074

14. Assessments, if any, levied by Guemes Island Water Company.

15. Assessments, if any, levied by Guemes Island Beach Club.

16. Assessments, if any, levied by Holiday Hideaway Association.

17. City, county or local improvement district assessments, if any.