

202310040046

10/04/2023 12:24 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238284

Oct 04 2023

Amount Paid \$5525.00

Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Larry Sullivan and Judy D. Sullivan  
7747 Holiday Boulevard  
Anacortes, WA 98221

GNW 23-18534

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeff Summers and Cris Summers, a married couple, P.O. Box 1476, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Larry Sullivan and Judy D. Sullivan, 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 20, Block 4, HOLIDAY HIDEAWAY 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): P65921/3926-004-020-0003

Dated: 9/29/23

Jeff Summers  
Jeff Summers

Cris Summers  
Cris Summers

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-18534-KH

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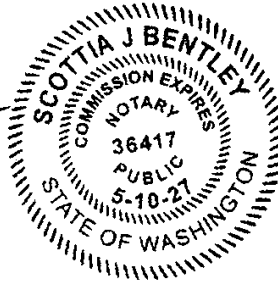
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29<sup>th</sup> \*September day of ~~October~~, 2023 by Jeff Summers and Cris Summers.

Scottia J Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



Statutory Warranty Deed  
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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 7747 Holiday Boulevard, Anacortes, WA 98221  
Tax Parcel Number(s): P65921/3926-004-020-0003

**Property Description:**

Lot 20, Block 4, "HOLIDAY HIDEAWAY NO. 1," as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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**EXHIBIT B**

23-18534-KH

9. 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.)

10. 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 Holiday Hideaway Div. No. 1 recorded 08/24/1962 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".

11. 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)

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

13. 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.)

14. 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.

15. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only

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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.)

16. Lot certification, including the terms and conditions thereof, recorded on July 1, 2020 as Auditor's File No. 202007010161. Reference to the record being made for full particulars. The company makes no determination as to its affects.

17. Regulatory notice/agreement regarding Mitigation Plan Addendum Holiday Hideaway Wellhead Protection Area that may include covenants, conditions and restrictions affecting the subject property, recorded on August 19, 2021 as Auditor's File No. 202108190001 .

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.