



200711090099

Skagit County Auditor

11/9/2007 Page

1 of

3 11:29AM

When recorded return to:

Mr. and Mrs. Michael B. Farley
5655 Section Avenue
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number A92825

Statutory Warranty Deed

THE GRANTORS Reginald Waddoups and Janet Waddoups, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael B. Farley and Lauren K. Farley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 2, "GUEMES SEAVIEW ESTATES"

GUARDIAN NORTHWEST TITLE CO.

A92825E-1

Tax Parcel Number(s): P102319, 4595-000-002-0001

PARCEL "A":

Lot 2, "GUEMES SEAVIEW ESTATES", according to the plat thereof recorded in Volume 15 of Plats, Page 65, records of Skagit County, Washington.

PARCEL "B":

An undivided 1/5th interest in the following described tract:

Tidelands of the second class lying in front of, adjacent to and abutting upon Lots 25 and 26, "PLAT OF ORCHARD BEACH TRACTS", according to the plat thereof recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington.

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

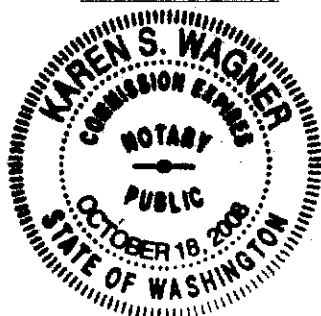
Dated October 26, 2007

Reginald Waddoups
Reginald Waddoups

Janet Waddoups
Janet Waddoups

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Reginald Waddoups and Janet Waddoups, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/31/07

Karen S. Wagner
Notary Public in and for the State of Washington
Residing at 23314 NE Red Fall City Rd Redmond
My appointment expires: 10/18/08

5219
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 09 2007

8905.00
By man Skagit Co. Treasurer Deputy

EXHIBIT A

EXCEPTIONS:

A. Exceptions and reservations contained in Deed from the State of Washington under which title to portion of said premises comprising tidelands is claimed, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. Any question or determination of the lateral boundaries of the tidelands covered herein.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: James E. Thompson, President of Thompson Land and Engineering, Inc.
Dated: October 27, 1992
Recorded: November 18, 1992
Auditor's No: 9211180031
Regarding: Water Use Agreement

Said instrument was modified by instrument recorded March 30, 1998, under Auditor's File No. 9803300173.

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Steven A. Schmokel and Tania R. Schmokel
Dated: February 10, 1994
Recorded: February 15, 1994
Auditor's No: 9402150002
Regarding: Alternative Sewage System Installation

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

Plat/Subdivision Name: Guemes Seaview Estates
Recorded: November 24, 1992
Auditor's No: 9211240021

Said matters include but are not limited to the following:

1. Reservation contained in deed from the State of Washington, recorded in Volume 139, page 270, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, development 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.

2. The owner of this plat does hereby define, declare and dedicate a drainage easement to Skagit County over the Northwesterly 15 feet of Lot 1. The owner of Lot 1 shall be responsible for the continual maintenance of the drainage course within the drainage easement along said easement and Skagit County shall have no obligation to assume any responsibility or cost for the maintenance or improvement of the drainage course within said drainage easement.



200711090099
Skagit County Auditor

3. The owner of this plat does hereby define, declare and dedicate a utility easement, as shown on the plat, for the benefit of all lots in the plat. The owner does hereby reserve and except the right to convey said easement rights to additional abutting parcels to the plat, without joinder of any future owners of said easement premises.

4. The owner of this plat does hereby define, declare and dedicate a Greenbelt for the benefit of all lots in the plat. The Greenbelt shall extend from the high water mark on the beach to the top of the bank. Existing vegetation with the Greenbelt shall not be removed except for the minimum disturbance necessary to install, maintain and operate utility facilities and except for the removal of dead, diseased or dying vegetation.

5. The owner of this plat does hereby define, declare and dedicate driveway easements 20 feet in width for ingress, egress and utilities for the benefit of Lots 2, 3 and 4 as shown on the plat.

6. "...dedicate to the use of the public forever all roads and ways, except private and corporate roads shown hereon with the right to make all necessary slopes for cuts and fill, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters, on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage water in culverts or drains or rerouting shall be done by and at the expense of such owner.

7. Water - Guemes Seaview Estates Water System. A Class 4 Community Water System

8. Sewage - Private on-site septic systems. Septic system installed on Lot 3 shall be an alternative system approved by the Skagit County Health Department. The septic system for Lot 2 shall be designed so that the invert of the drainfield distribution pipe shall not be greater than 6 inches deep from the original ground surface.

9. Trail easement affecting a portion of said premises.

10. Utility easement affecting a portion of said premises.

11. Alternative septic system required Lot 3

12. Easement to other lots affecting a portion of premises.

F. Terms and conditions of variance request and/or approvals, as recorded August 13, 1991, and December 1, 1992, under Auditor's File Nos. 9108130002 and 9212010017.

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:

November 25, 1992

Recorded:

December 9, 1992

Auditor's No:

9212090036

Executed by:

James E. Thompson, President of Thompson Land and Engineering, Inc.



200711090099
Skagit County Auditor

11/9/2007 Page

3 of

3 11:29AM