

When recorded return to:
Richard D. Myers and Gina M. Myers
6338 West Shore Road
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A107665



201408080031
Skagit County Auditor \$74.00
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Statutory Warranty Deed

A107665-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Paul B. Bushue and Charlotte M. Bushue, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard D. Myers and Gina M. Myers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 3 and 4, Driftwood Tracts of Guemes Island; and
Section 2, Township 35 North, Range 1 East; Ptn. Gov't Lot 4

For Full Legal See Attached Exhibit "A"

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): P65121, 3905-000-004-0006, P31171, 350102-0-025-0007

Dated 8/04/2014

Paul B. Bushue
Paul B. Bushue

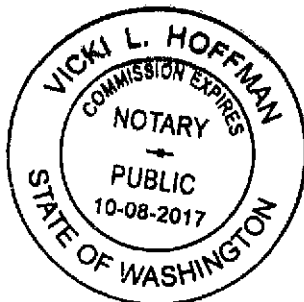
Charlotte M. Bushue
Charlotte M. Bushue
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142858
AUG 08 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 14,173.⁸⁰
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Paul B. Bushue and Charlotte M. Bushue, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-5-14



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2017

EXHIBIT A

PARCEL A:

Lots 3 and 4, "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, adjacent to and abutting upon said premises.

PARCEL B:

That portion of Government Lot 4, Section 2, Township 35 North, Range 1 East, W.M., being described as follows:

Commencing at the Northeast corner of said Government Lot 4; thence South $0^{\circ}54'$ East along the East line of said Government Lot 4 a distance of 239.70 feet to the Southeast corner of that certain tract of land conveyed to Evan M. Nelsen by deed recorded under Auditor's File No. 655158; being also the true point of beginning; thence South $89^{\circ}53'$ West along the South line of said Nelsen tract a distance of 755.51 feet to the East line of the county road; thence South $12^{\circ}31'$ West a distance of 116.07 feet; thence North $89^{\circ}53'$ East a distance of 782.43 feet to the East line of said Government Lot 4; thence North $0^{\circ}54'$ West a distance of 113.27 feet to the true point of beginning.



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EXHIBIT "B"

EXCEPTIONS:

A. 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

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John A. Ervine
Dated: March 9, 1951
Recorded: March 29, 1951
Auditor's No: 458628
Purpose: For construction of a drainage ditch
Area Affected: East 10 feet of subject property

C. Restrictions imposed by various deeds, 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".

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

Tract "B" as shown thereon is hereby dedicated to the public use forever as a source of and protection to a water supply.

E. 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.)

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

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ernest Knittel and Ada Knittel, his wife, A.H. Knittel and Gertrude M. Knittel, his wife; Marie Cornell and Mildred Robertson, single women; and Bernard Gaede and Wilma Gaede, his wife
Dated: September 16, 1957
Auditor's No.: 556100
Regarding: Water system



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