



200203210094

Skagit County Auditor

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Upon recording, please return to:

Langabeer, Tull & Lee, P.S.  
P.O. Box 1678  
Bellingham, WA 98227

DOCUMENT TITLE:	STATUTORY WARRANTY DEED
GRANTOR:	BETTY JANE LIPKE
GRANTEE:	RICHARD A. LIPKE & WENDY M. LIPKE, husband and wife
ABBREVIATED LEGAL DESCRIPTION:	LOT 23, SUBDIVISION 1, RANCHO SAN JUAN DEL MAR SEC. 35, TWP. 35 N, R1E, W.M., SKAGIT COUNTY, WASHINGTON
ASSESSOR'S ACCOUNT NUMBER:	3972-000-023-0001 / P68208

*Island Title Company  
A 214164*

### STATUTORY WARRANTY DEED

THE GRANTOR, **BETTY JANE LIPKE**, a single person, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to **RICHARD A. LIPKE and WENDY M. LIPKE, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

**LOT 23, RANCHO SAN JUAN DEL MAR SUBDIVISION 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH SECOND CLASS TIDELANDS ADJACENT THERETO.**

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, EASEMENTS AND EXCEPTIONS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

DATED this *6<sup>th</sup>* day of March, 2002.

*#1175*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 21 2002

*Betty Jane Lipke*  
Betty Jane Lipke

Amount Paid \$ *437580*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF WASHINGTON )  
County of Whatcom ) ss.

On this 6<sup>th</sup> day of March, 2002, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BETTY JANE LIPKE, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Maria Kim Patterson  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Bellingham  
My commission expires: 3-26-03.



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**EXHIBIT "A"**

1. Covenants, conditions and restrictions contained in the dedication of the Plat of Rancho San Juan Del Mar, Subdivision No. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit county, Washington.
  
2. Agreement, including the terms and conditions thereof; entered into;  
By: C.B. McCorkle and Esther M. McCorkle, husband and wife  
And Between: Del Mar Community Service, Inc., a Washington corporation  
Recorded: January 9, 1963  
Auditor's No.: 630694, records of Skagit County, Washington  
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership
  
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 9, 1963  
Auditor's No.: 630691, records of Skagit County, Washington  
In favor of: Del Mar Community Service, Inc., a Washington corporation  
For: Water Main and lines  
Affects: The Southwesterly 10 feet of Lot 23
  
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
  
5. Exceptions and reservations contained in Deed 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; **Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 345486, records of Skagit County, Washington  
Executed By: The State of Washington  
Affects: Tidelands
  
6. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, logging and/or lumbering railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed  
From: The State of Washington  
Auditor's No.: 345486, records of Skagit County, WA  
Affects: Tidelands



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