

AFTER RECORDING MAIL TO:
Mr. and Mrs. Keith Strieck
15704 Yokeko Drive
Anacortes, WA 98221



200510070126
Skagit County Auditor

10/7/2005 Page 1 of 3 2:05PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86105

Statutory Warranty Deed

Grantor(s): William G. Moore and Theresa A. Moore
Grantee(s): Keith D. Strieck and Sophie Watts-Strieck

FIRST AMERICAN TITLE CO.

Ptn. Lot 52, "DECEPTION PASS WATERFRONT TRACTS"

Additional legal(s) on page: 2

A86105-1

Assessor's Tax Parcel Number(s): P64910, 3898-000-052-0006

THE GRANTOR William G. Moore and Theresa A. Moore, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith D. Strieck and Sophie Watts-Strieck, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

Dated September 27, 2005

William G. Moore
William G. Moore

Theresa A. Moore
Theresa A. Moore

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 07 2005

Amount Paid \$ 5932.40
Skagit County Treasurer
By: fn Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William G. Moore and Theresa A. Moore, 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: 9-27-05

Ciecki L Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

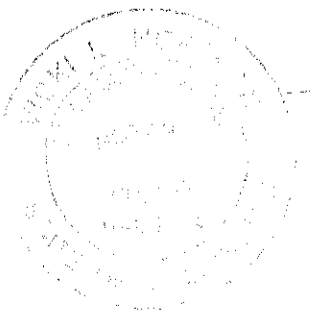


EXHIBIT A

Tract 52, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, Page 26, records of Skagit County, Washington.

EXCEPT the following described property:

Those portions of Tract 52 and 53, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington, lying Northwesterly of a straight line running from the following described Point "A" to the following described Point "B":

Point "A": Begin at the Southerlymost corner of said Tract 53 on the Northwesterly line of Yokeko Drive; thence North 45°00' West along the Southwesterly line of said Tract 53, a distance of 140.22 feet to a point hereinafter labeled Point "A".

Point "B": Begin at the Easterlymost corner of said Tract 52 on the Northwesterly line of Yokeko Drive; thence North 45°00' West along the Northeasterly line of said Tract 52, a distance of 254.69 feet to a point hereinafter labeled Point "B".



EXCEPTIONS:

A. RESERVATION OF MINERALS, ETC., AS PROVIDED BY SECTION 7797-56 OF REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED:

From: State of Washington
To: William P. Joslin
Dated: September 27, 1945
Recorded: November 3, 1945
Auditor's No.: 384767, in Volume 204 of Deeds, page 375

(Affects tidelands only)

B. RESTRICTIVE COVENANTS AS CONTAINED IN DEEDS UNDER WHICH TITLE IS CLAIMED:

Dated: November 16, 1947
Recorded: November 17, 1947
Auditor's No.: 411234
As Follows: Not to be used for commercial purposes

C. Right to the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)

D. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and rights of United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 8305160007
Document Title: Variance Permit
Regarding: William and Janice Moore Variance Permit # V-83-018



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Skagit County Auditor