

When recorded return to:

Donald B. Stromberg  
2010 11th Street  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A89326



200610200021  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Ronald D. Vander Stoep and Rita J. Vander Stoep, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald B. Stromberg, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
A89326E-1

Abbreviated Legal:  
Tract 3, "SHORE ACRES TO GUEMES ISLAND"

Tax Parcel Number(s): P69134, 3999-000-003-0004

All of Tract 3, "SHORE ACRES ADDITION TO GUEMES ISLAND", as per plat recorded in Volume 7 of Plats, Pages 90 and 91, records of Skagit County, Washington;

EXCEPTING therefrom, that portion thereof lying outside the line of extreme low tide.

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

Dated October 18, 2006

\_\_\_\_\_  
Ronald D. Vander Stoep

\_\_\_\_\_  
Rita J. Vander Stoep #5422  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 20 2006

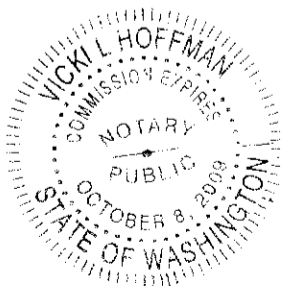
Amount Paid \$ 10,596.00  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ronald D. Vander Stoep and Rita J. Vander Stoep, 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: 10-19-06

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



**EXCEPTIONS:**

A. 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.)

B. Reservations contained in Deed from the State of Washington recorded under Auditor's File Nos. 70366 and 93041, 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.

C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Drainage  
Affects: Easterly 5 feet of the property herein described

D. Provision contained in the dedication of said Plat of "SHORE ACRES ADDITION TO GUEMES ISLAND", as follows:

And do further dedicate to the present and future owners within Government Lot 3, Section 8, Township 35 North, Range 2 East, W.M., all of platted Lot 13 for spring and/or other usages.

E. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having become uplands by accretion.

F. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled " an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State", approved March 9, 1893.

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



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