



200709280150
Skagit County Auditor

9/28/2007 Page 1 of 3 2:54PM

When recorded return to:

Mr. and Mrs. Michael Joseph Brand
25475 NE Redmond Fall City Road
Redmond, WA 98053-3324

Recorded at the request of:
First American Title
File Number: A92558

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.

A92558E

THE GRANTORS Daniel F. Van Iterson and Nora J. Van Iterson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Joseph Brand and Linda K. Brand, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tract 50, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3856-000-050-0008, P61750, 360136-0-015-0404, P46867

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

Dated September 19, 2007

Daniel F. Van Iterson

Nora J. Van Iterson

4614
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 28 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By mdm Deputy

I certify that I know or have satisfactory evidence that Daniel F. Van Iterson and Nora J. Van Iterson, 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: 9-28-07

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

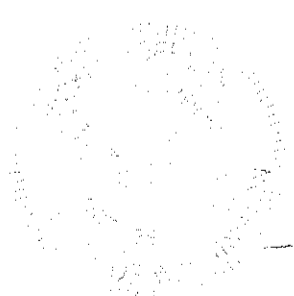


EXHIBIT A

Tract 50, "PLAT OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS", as per plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/7 interest in and to the following described tract of land: That portion of Government Lot 3, Section 36, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the Northeasterly line of the County road and the most Southerly corner of Lot 53, "PLAT OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS", as per plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington; thence Southeasterly along the Northeasterly line of said County road, a distance of 60.0 feet; thence North 39 degrees 58' East, parallel to the Southeasterly line of said Lot 53 to the meander line; thence Northwesterly along said meander line to a point that bears North 39 degrees 58' East from the point of beginning; thence South 39 degrees 58' West along the Southeasterly line of said Lot 53 and said line projected to the point of beginning, which said undivided 1/7 interest shall be inseparably appurtenant to and run with said Tract 50 herein conveyed.

Including manufactured home 1972 Olympian 34x24, serial number 2541



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EXHIBIT "B"

EXCEPTIONS:

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

Dated: March 3, 1967
Recorded: September 29, 1967
Auditor's No: 705054
Executed by: Damian R. Bourque and Dorthy Bourque, husband and wife

As Follows:

1. All buildings and improvements shall conform to the Skagit County Planning Commission Subdivision Regulations
2. No buildings or structure will be built closer than three (3) feet from the property line laterally
3. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the Northeasterly property line
4. Fences will be limited to six (6) feet maximum height and will be of a design and color harmonious to the surroundings. Spite fences are prohibited
5. No building or structure will be erected or used for commercial purposes, nor will any commercial venture be allowed.
6. Animals will be limited to household pets
7. Structures will be single family residences and will have a septic tank of sufficient size and design as to pass County health requirements
8. Buildings will be completed on the exterior within twelve (12) months from the starting date

B. RESERVATIONS CONTAINED IN DEED

Executed by: Frank Frederick Rhinehart
Recorded: June 23, 1958
Auditor's No: 566837
As Follows:

"Reserving, however, unto the grantor, his successors, heirs and assigns, all rights of his half interest in the central source of water located in the Southerly portion of said Government Lot 3, together with a joint right of easement to transport the said water through pipelines in a straight line from said source of supply to the meander line."

C. 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.)



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