

When recorded return to:

Ray Andrews  
1297 Sudden Valley  
Bellingham, WA 98229



200808260075  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Richard W. Dimmick, an unmarried individual, now and at all times since acquiring title for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ray Andrews and Carol Ann Andrews, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington

Tax Parcel Number(s): 4011-000-001-0107 (P69452)

95347  
GUARDIAN NORTHWEST TITLE CO.

Lot 1, "Skagit River Colony", as per plat recorded in Volume 8 of Plats, pages 65 and 66, records of Skagit County, Washington.

SUBJECT TO: Exhibit A attached hereto and made a part thereof.

Dated August 20, 2008

Richard W Dimmick  
Richard W. Dimmick

*CAA*  
*8/21/08*

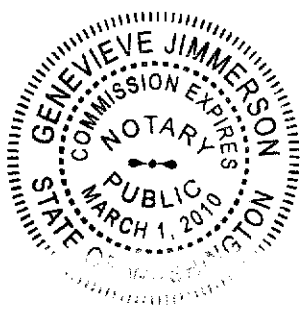
STATE OF Washington }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Richard W. Dimmick

is/are the person(s) 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.

Dated: August 22, 2008

Genevieve Jimmerson  
Genevieve Jimmerson  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 3/01/2010



2762  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 26 2008

Amount Paid \$ 2497.00  
Skagit Co. Treasurer  
By MANL Deputy

EXHIBIT A

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skagit River Colony  
Recorded: March 31, 1964  
Auditor's No.: 648520

Said matters include but are not limited to the following:

1. Rights of the public in the public access area as delineated on the Plat.
2. Right to make all necessary slopes for cuts and fills upon the lots in this plat in the original reasonable grading of the roads and ways shown hereon. The County or its successors, shall have the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course after the roads are graded."
3. Easements and restrictions affecting portion of the lots in said Plat which have been delineated on the face of said Plat as: "well sites," "well area," "wells in this area only," "drainfield area" and "access roads."
4. Easement for access road affecting the Southerly 30 feet of Lots 13 - 53.

B. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

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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