

When recorded return to:

WILLIAM HEFT
3078 NORTH SHORE RD.
BELLINGHAM, WA 98226



200904100084

Skagit County Auditor

4/10/2009 Page 1 of 3 12:58PM

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-98010

132690-5A

P66018, P66019, P66020

Statutory Warranty Deed
LAND TITLE OF SKAGIT COUNTY

Grantor: LORI GUESS and JAMES F. GUESS
Grantee: WILLIAM HEFT and CYNTHIA HEFT

THE GRANTORS LORI GUESS and JAMES F. GUESS, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM HEFT and CYNTHIA HEFT, husband and wife the following described real estate, situated in the County of WHATCOM, State of Washington

Abbreviated Legal: LOT 56-59, BLK 6, HOLIDAY HIDEAWAY #1
Tax Parcel Number(s): 3926-006-057-0004, 3926-006-058-0003, 3926-006-059-0002

PARCELA
LOTS 56 AND 57, BLOCK 6, "HOLIDAY HIDEAWAY NO. 1," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 36 THROUGH 42, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCELB
LOTS 58 AND 59, BLOCK 6, "HOLIDAY HIDEAWAY NO. 1," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 36 THROUGH 42, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

SEE ATTACHED EXHIBIT "A" FOR SPECIAL EXCEPTIONS

Dated March 18, 2009

SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX
LORI GUESS
JAMES F. GUESS

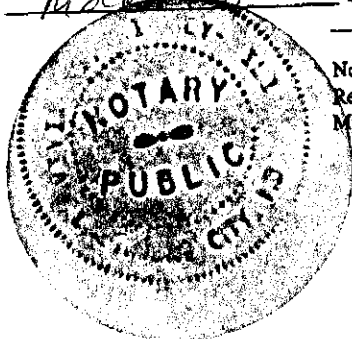
APR 10 2009

Amount Paid \$ 2853.06
Skagit Co. Treasurer
By *fp* Deputy WMAN E. KINNEYMILLIAN
NOTARY PUBLIC STATE OF MARYLAND
SS: My Commission Expires July 19, 2009

STATE OF MARYLAND
COUNTY OF BALTIMORE

I certify that I know or have satisfactory evidence that LORI GUESS and JAMES F. GUESS is/are the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 18, 2009
Wman Kinney-Millian



Notary Public in and for the State of MARYLAND
Residing at 1201 Fleet Street, 21231
My appointment expires: 7/17/2009

EXHIBIT "A"

EXCEPTIONS:
SUBJECT TO:

- A. Easements for private roads, utilities, drainage and bridle paths, as shown on the face of the Plat of Holiday Hideaway No. 1.
- B. The right granted in the Plat of Holiday Hideaway No. 1 to made all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of all streets thereon. The County or its successors shall have the right to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded.
- C. Restrictions set forth in the Plat of Holiday Hideaway No. 1, but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.

D. RESERVATION CONTAINED IN INSTRUMENTS:

Executed By: Square Harbor Development Corporation
 Recorded: February 15, 1968 and January 15, 1969
 Auditor's No.: 710270 and 722327
 As Follows: Subject to reservation by seller, its successors and/or assigns, to use said tracts for recreational purposes.

E. Provisions contained in Contracts through which title is claimed, as follows:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the non-profit GUEMES ISLAND BEACH CLUB according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or company. In the event that such lines are not so installed within three years from the date hereof or sooner at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, the Buyer agrees to use said lines when they have been installed. Buyer agrees to pay upon completion a hookup charge to the said distribution lines and a periodic use-charge. In such case Buyer and Seller agree that Seller may at its discretion continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's opinion, to open the view of adjacent lots..."

For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Private roadway
 Area Affected: As shown on face of Plat

G. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water



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EXCEPTIONS CONTINUED:

H. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Leonard & Boudinot, Inc.
Recorded: December 30, 1985
Auditor's File No.: 8512300014

I. ADMINISTRATIVE SPECIAL USE PERMIT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 22, 2003
Auditor's File No.: 200310220096
Permit No.: Not disclosed
Regarding: Reference is made to the record for full particulars

J. NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Bruce Racine
Recorded: October 27, 2004
Auditor's File No.: 200410270069

K. DECLARATION REGARDING ACCESSORY DWELLING UNIT, AND THE TERMS & CONDITIONS THEREOF:

Executed By: Bruce Racine
Recorded: December 13, 2004
Auditor's No.: 200412130075
As follows:

I am making application to create an accessory dwelling unit that will be in compliance with Skagit County Code provisions requiring that the property owner(s) or an immediate family member of the property owner resides in the principal dwelling unit or the accessory dwelling unit.

As property owner(s), I declare that I will notify any prospective purchasers of the occupancy limitations of the accessory dwelling unit as regulated in Skagit County Code 14.16.710. Furthermore, if any of the provisions of SCC 14.16.710 are violated, it is acknowledged that this is cause for removal of the accessory dwelling unit. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct and will be addressed should a transfer of property ownership occur.

. . . END OF EXHIBIT "A" . . .

Yes *Yes* *Yes*



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