



200912300084

Skagit County Auditor

When recorded return to:

Susan C. Neumann, Kismet A. Oettinger
14457 Ashley Place
Anacortes, WA 98221

12/30/2009 Page 1 of 2 2:08PM

Recorded at the request of:

File Number: A98606

Statutory Warranty Deed

A98606-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Steven D. Hulsey, an unmarried man for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Susan C. Neumann and Kismet A. Oettinger, unmarried persons** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 57, "DECEPTION PASS WATERFRONT TRACTS"

Tax Parcel Number(s): P64917, 3898-000-059-0009

Lot 57, "DECEPTION PASS WATERFRONT TRACTS", as per plat recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

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

Dated 11/23/2009

Steven D. Hulsey

Steven D. Hulsey

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2011

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Steven D. Hulsey, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-25-09

Karen Alderson

Karen Alderson
Notary Public in and for the State of Washington
Residing at Anacortes, WA Bellingham
My appointment expires: 3-28-11 3-28-11

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3994
DEC 30 2009

Amount Paid \$ 11,136.00
Skagit Co. Treasurer
By *mm* Deputy

EXHIBIT A

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 10, 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.

E. TERMS AND CONDITIONS OF BENEFICIAL LANDSCAPING EASEMENT:

Dated: November 25, 2009
Recorded: November 25, 2009
Auditor's No.: 200911250039

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Steven D. Hulsey
Dated: November 25, 2009
Recorded: November 25, 2009
Auditor's No.: 200911250040
Purpose: Ingress and Egress
Area Affected: A strip of land 12 feet in width over the existing driveway



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