

When recorded return to:  
Laurel K. O'Neil  
Del Mar Beach, LLC  
2719 W. Galer Street  
Seattle, WA 98199



201102180077  
Skagit County Auditor

2/18/2011 Page 1 of 4 1:36PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273  
Order No.: 620012657

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Del Mar Lot 24, L.L.C., a Washington limited liability company and John Winston Lipke III, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to DEL MAR BEACH LLC, a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot(s): PTN LOT 24 RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1

Tax Parcel Number(s): P68209, 3972-000-024-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Chicago Title Insurance Company Order 620012657, which is attached hereto and made a part hereof.

Dated: February 16, 2011

Del Mar Lot 24, L.L.C.

BY:

*[Signature]*  
John W. Lipke, Manager

*[Signature]*  
John Winston Lipke III

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John W. Lipke is the person(s) who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Del Mar Lot 24, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 17, 2011

*[Signature]*  
Name: Marcia J. Jennings  
Notary Public in and for the State of Washington,  
Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#473  
FEB 18 2011

Amount Paid \$ 7,125.00  
By *[Signature]* Skagit Co. Treasurer  
Deputy



STATE OF WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that John Winston Lipke, III is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 17, 2011

Marcia J. Jennings

Notary Public in and for the State of WA

Marcia J. Jennings

My appointment expires: 10/15/2012



LEGAL DESCRIPTION

EXHIBIT "A"

For APN/Parcel ID(s): **P68209**  
Tax Map ID(s): **3972-000-024-0000**

Lot 24, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington;

EXCEPT the following described tract:

Beginning at the Southwest corner of said Lot 24;  
Thence South 68°35' East along the South line of said Lot 24 a distance of 187.96 feet to the Southeast corner of said Lot 24;  
Thence North 58°53'07" West a distance of 73.18 feet;  
Thence North 74°39'34" West a distance of 116.48 feet to the point of beginning.

Situated in Skagit County, Washington



201102180077  
Skagit County Auditor

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1:

Recording No: 385571

2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: January 9, 1963  
Auditor's No.: 630691, records of Skagit County, WA  
In favor of: Del Mar Community Service, Inc., a Washington corporation  
For: Water main and lines  
Affects: Southerly portion of said premises
3. Agreement, including the terms and conditions thereof, entered into  
By: O.B. McCorkle and Esther M. McCorkle, husband and wife  
And between: Del Mar Community Service, Inc., a Washington corporation  
Recorded: January 9, 1963  
Auditor's No.: 630694, records of Skagit County, WA  
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership
4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington  
Recorded: August 14, 1920 and October 20, 1941  
Auditor's No.: 144146 and 345486, records of Skagit County, WA  
Affects: Tidelands

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Agreement, including the terms and conditions thereof, entered into:  
By: Betty Lipke  
And Between: Skagit County  
Recorded: May 19, 1990  
Auditor's No.: 9005290050, records of Skagit County, Washington  
Providing: Sand Filter Sewage System Installation
7. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: May 12, 1994  
Auditor's No(s): 9405120030, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.



**EXHIBIT "B"**  
**Exceptions**

8. Terms, conditions, and restrictions of that instrument entitled Shoreline Variance Permit No. SHL 95-036;  
Recorded: November 2, 1995  
Auditor's No(s): 9511020061, records of Skagit County, Washington
  
9. Record of Survey;  
Recorded: June 7, 1990  
Auditor's File No.: 9006070036, records of Skagit County, Washington
  
10. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: June 23, 1951  
Auditor's No.: 463559, records of Skagit County, WA  
In favor of: Puget Sound Power & Light Company, a Massachusetts corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
11. Terms and conditions of Protected Critical Area Site Plan  
  
Recording Date: June 29, 2005  
Recording No.: 200506290084
  
12. Plat Lot of Record Certification  
  
Recording Date: July 18, 2005  
Recording No.: 200507180132
  
13. City, county or local improvement district assessments, if any.
  
14. Assessments, if any, levied by Del Mar Community Services, Inc..
  
15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.



201102180077  
Skagit County Auditor