



201106160009
Skagit County Auditor

6/16/2011 Page 1 of 3 10:29AM

When recorded return to:
Melinda A. Hobe
5007 Stoney Creek Road, Unit 432
Culver City, CA 90230

Recorded at the request of:

File Number: A101291

Statutory Warranty Deed A101291
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Terra Sittner, Personal Representative of the Estate of Ann L. McCain-Nicolino, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Melinda A. Hobe, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 36 and 37, Block 1, "HOLIDAY HIDEAWAY NO. 1"

Tax Parcel Number(s): P65717, 3926-001-037-0018

Lots 36 and 37, Block 1, "HOLIDAY HIDEAWAY NO. 1", as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 5/26/2011

Estate of Ann L. McCain-Nicolino

Terra Sittner
By: Terra Sittner, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1770

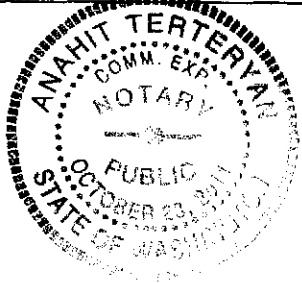
JUN 16 2011

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
BY PLM Deputy

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Terra Sittner is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Ann L. McCain-Nicolino, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 05.27.11



Anahit Terteryan

Notary Public in and for the State of Washington

Residing at Seattle

My appointment expires: 10.23.11

EXHIBIT A

EXCEPTIONS:

A. The right granted in the "PLAT OF HOLIDAY HIDEAWAY NO. 1" to make 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.

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

Plat/Subdivision Name: Holiday Hideaway No. 1
Auditor's No: 625483

Said matters include but are not limited to the following:

(1) With respect to matters relating to water services, we note DECLARATION OF SERVICE, executed by Guemes Island Water Company, Inc., recorded under Auditor's File No. 8902230048, which indicates service having been provided to the following lots:

- ~ Tract All
- Lots 27-54, Block 1
- All lots within Block 2; EXCEPT Lots 89-98, inclusive
- All lots within Block 3
- All lots within Block 4; EXCEPT Lots 1-8, inclusive
- All lots within Block 5
- All lots within Block 6; EXCEPT Lots 11-38, inclusive
- Lots 47-49, inclusive, and Lots 78 and 79
- All lots within Block 7
- All lots within Block 8; EXCEPT Lots 8 and 9

~ Also, included on said Declaration is the following note:

"Whereas, the present and future owners are hereby reminded of the following restriction on the face of said filed plat:

~ Each lot shall be entitled to one hook up to the private water system upon its installation. The cost of the hook up, materials, labor and meter to be paid for by the owner of the lot."

~ Said Declaration was modified by MODIFICATION OF DECLARATION OF SERVICE, dated January 22, 1990 and recorded January 23, 1990 under Auditor's File No. 9001230041, which added the following tracts to the list of lots within said Declaration as being able to obtain service in said Plat:

Tracts "B", "C" and "D"

Said modification was re-recorded March 2, 1990, under Auditor's File No. 9003020121 to add Tract "E" to said declaration.



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(2) Easements for private roads, utilities, drainage and bridle paths, as shown on the face of the Plat of Holiday Hideaway No. 1.

C. SUBJECT, also, to exceptions and reservation of minerals, mineral rights, fossils, etc., in Deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds, pages 633, 267 and 113, respectively, records of Skagit County.

Affects: Lots abutting tidelands

D. Matters relating to Holiday Hideaway Country Club, now known as Holiday Hideaway Association, recorded March 29, 1982 and January 11, 2006 under Auditor's File Nos. 8203290018, 8203290019 and 200601100165.

E. 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.)

Affects: Lots abutting tidelands

F. DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969
Auditor's No.: 725226
Purpose: Ingress, egress, drainage and utilities
Affects: Reference is hereby made to the record for full particulars

G. Any tax, fee, assessments or charges as may be levied by Guemes Island Water Co.

H. TERMS AND CONDITIONS OF BENEFICIAL SETBACK EASEMENT:

Dated: February 20, 2008
Recorded: February 28, 2008
Auditor's No.: 200802280134



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