

When recorded return to:
Bradley R. Dana and Andrea Lynn Zweifel Dana
17121 Sam Bell Road
Bow, WA 98232



201107050111

Skagit County Auditor

7/5/2011 Page 1 of 4 10:54AM

Recorded at the request of:
Guardian Northwest Title
File Number: 101965

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

101965-1
THE GRANTORS Eric J. Thompson and Heather L. Thompson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bradley Dana and Andrea Lynn Zweifel Dana, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 13, Township 35, Range 3; Ptn. SW SW

For Full Legal See Attached Exhibit "A"

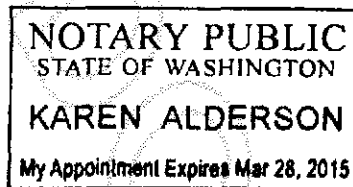
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P34194, 350313-3-005-0105

Dated June 22, 2011

Eric J. Thompson

Heather L. Thompson



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eric J. Thompson and Heather L. Thompson, the persons 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.

Date: 6/29/11

Printed Name: Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham, WA
My appointment expires: 3/28/2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1977
JUL 05 2011
Amount Paid \$ 5078.00
Skagit Co. Treasurer
By Deputy

EXHIBIT A

Parcel "A":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 3 East, W.M., lying Southerly of the Samish River and lying West of a line drawn North at right angles to the South line of said Southwest $\frac{1}{4}$, that is 550 feet East of the Southwest corner of said Section 13, as measured along the South line of said section, and lying Northeasterly of the Pacific Highway.

EXCEPT that portion thereof, if any, lying within the West 20 feet of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, as conveyed to Skagit County for road purposes by deed recorded May 5, 1898, in Volume 34 of Deeds, page 354, under Auditor's File No. 28473, records of Skagit County, Washington;

AND EXCEPT the as built and existing County Road along the South line thereof commonly known as the Sam Bell Road;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the intersection of the South line of Section 13, with the centerline of the Pacific Highway at a point 263 feet East of the Southwest corner of Section 13; thence North 33 degrees 39' West, 253.93 feet along the centerline of said Pacific Highway as shown by the pavement; thence at right angles to said highway, North 56 degrees 21' East 150 feet; thence South 33 degrees 39' East 353.78 feet to the South line of Section 13; thence West 180.19 feet to the beginning;

AND ALSO EXCEPT that portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the South line of said Section 13 with the centerline of the Pacific Highway, also known as Chuckanut Drive, at a point 263 feet East of the Southwest corner of Section 13; thence North 33 degrees 39' West 253.93 feet along the centerline of said Pacific Highway, as shown by the pavement to the true point of beginning; thence at right angles to said highway, North 56 degrees 21' East, a distance of 150 feet, more or less, to an existing fence line; thence North 33 degrees 39' West, more or less, along said fence line to the Samish River; thence Westerly along Samish River to the centerline of the Pacific Highway; thence Southeasterly along said centerline to the true point of beginning;

EXCEPT from the above, the right-of-way of the Pacific Highway, also known as Chuckanut Drive.

****Legal description continued on next page****



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Parcel "B":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 550 feet East of the Southwest corner of said Section 13; thence East 174 feet; thence North 420 feet; thence West 33 feet; thence North 436 feet, more or less, to the Samish River; thence Southwesterly along the Samish River to a point North of the point of beginning; thence South 544.5 feet, more or less, to the point of beginning;

EXCEPT County Road along the South line thereof;

AND EXCEPT the following described tract:

Beginning at a point 646.5 feet East and 20 feet North of the Southwest corner of said Section 13; thence North 149.18 feet; thence East 73 feet; thence South 149.18 feet; thence West 73 feet to the place of beginning.



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Exhibit "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: May 21, 1954
Auditor's No. 501851
Purpose: Passage for sport fishermen
Area Affected: A 25 foot strip of land adjoining the Samish River

B. 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.)

C. 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: Samish River

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 19, 1997
Auditor's No.: 9708190063
Regarding: Property Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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