

When recorded return to:
Kerry A. Richards and Jan Arntz Richards
6708 34th NW
Seattle, WA 98771



201112210081
Skagit County Auditor

12/21/2011 Page 1 of 3 3:45PM

Recorded at the request of:
Guardian Northwest Title
File Number: A102741

Statutory Warranty Deed

A102741-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Douglas I. Sellin and Ellen J. Sellin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kerry A. Richards and Jan Arntz Richards, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

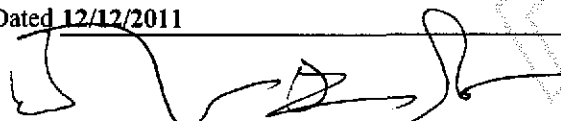
Section 21, Township 34, Range 2; Ptn. Gov. Lot 4; and
Section 22, Township 34, Range 2; Ptn. Gov. Lot 2

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, encroachments, 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): P20630, 340222-0-020-0008

Dated 12/12/2011

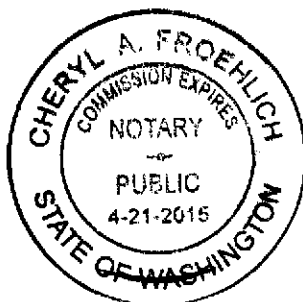

Douglas I. Sellin

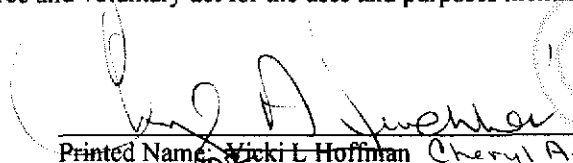

Ellen J. Sellin

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Douglas I. Sellin and Ellen J. Sellin, the persons 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.

Date: 12-16-11




Printed Name: Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013902
DEC 21 2011

Amount Paid \$ 12,167.86
By ME Skagit Co. Treasurer Deputy

Order No:

EXHIBIT A

Those portions of Government Lot 4, Section 21, and of Government Lot 1, Section 22, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 22, Township 34 North, Range 2 East, W.M.; thence North $41^{\circ}56'$ West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line of the County Road a distance of 1,683.83 feet; thence South $75^{\circ}16'30''$ West to a point on the Westerly line of the County Road and which point is the true point of beginning; thence continuing South $75^{\circ}16'30''$ West to the line of mean high tide; thence Northwesterly along the beach to a point defined as being 150 feet Southeasterly along the beach to a point defined as being 150 feet Southeasterly along the beach from the North line of said Government Lot 4 of Section 21; thence Northeasterly North $72^{\circ}41'30''$ East in a straight line to a point 90 feet due South of the Northeast corner of said Government Lot 4 of said Section 21; thence continuing Northeasterly on the same course to intersect the West line of the County Road; thence Southeasterly along the West line of the County Road to the true point of beginning.



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EXHIBIT "B"

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Recorded: March 12, 1959
Auditor's No.: 577644
Purpose: Drainage system
Area Affected: Northerly 10 feet of the subject property

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

Name: Survey
Recorded: February 21, 1995
Auditor's No.: 9502210010

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: October 20, 2010
Auditor's No.: 201010200078

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

Recorded: October 26, 2011
Auditor's No.: 201110260007
Regarding: Sewage System Maintenance

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.

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.)



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