



201208230036

Skagit County Auditor

8/23/2012 Page

1 of

2 10:45AM

When recorded return to:  
Vermont H. McAllister and Donna S. McAllister  
4421 Lakeway Drive  
Bellingham, WA 98229

Recorded at the request of:

File Number: A104228

### Statutory Warranty Deed

A104228

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Patricia M. Pedersen, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vermont H. McAllister and Donna S. McAllister, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 6 Stoffer's Add, Sinclair Island

Tax Parcel Number(s): P69787, 4022-000-006-0000

Tract 6 "STOFFER'S ADDITION, SINCLAIR ISLAND", according to the plat thereof recorded in Volume 8 of Plats, page 69, 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 described in Exhibit "A" attached hereto

Dated 8/10/2012

Patricia M. Pedersen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122587

AUG 23 2012

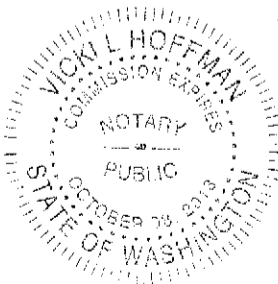
Amount Paid \$9350  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patricia M. Pedersen, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-22-12

Printed Name: VICKI L. HOFFMAN  
Notary Public in and for the State of Washington  
Residing at ANA CORTES  
My appointment expires: 10-8-13



# EXHIBIT A

## EXCEPTIONS:

- A. 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.)
- B. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
- C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Bellingham Channel.

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

Recorded: October 26, 1982  
Auditor's No.: 8210260019  
Regarding: Skagit Board of Adjustment-William Poppy-Variance  
V-80-021

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert and Patricia Pedersen and Patrick and Judy Murphy  
Recorded: March 27, 2012  
Auditor's No.: 201203270132  
Purpose: Ingress and egress as well as maintenance language  
Area Affected: Portion of Lots 5 and 6



201208230036  
Skagit County Auditor