

When recorded return to:
Edward A. Smith and Sandra I. Smith
15237 Channel Drive
La Conner, WA 98257



201210170059
Skagit County Auditor

10/17/2012 Page 1 of 3 10:38AM

Recorded at the request of:
Guardian Northwest Title
File Number: 104501

Statutory Warranty Deed

104501
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James F. Ritchie, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edward A. Smith and Sandra I. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. of Tract E Skagit Beach No. 1

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): P69432, 4008-000-016-0006


Dated 10/16/12


James F. Ritchie

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3298

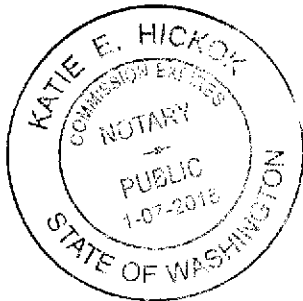
OCT 17 2012

Amount Paid \$ 2853.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James F. Ritchie, 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: 10-16-12



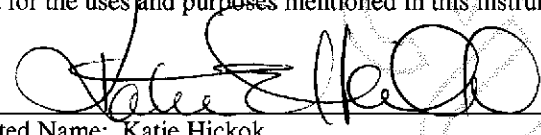

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2015

EXHIBIT A

That portion of Tract "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of said Tract "E";
thence following the Easterly line of said Tract "E", the following courses and distances:
North 45°28'30" East 377.13 feet;
North 24°38'30" East 221.53 feet;
North 4°26'30" West 294.47 feet;
North 14°57' East 248.00 feet;
North 20°34' West 492.64 feet;
North 31°59' West to an intersection with the Easterly line of said Tract "A";
thence Southerly along the Easterly line of Tract "A" to its intersection with the Northerly line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 10 of Plats, page 27, records of Skagit County, Washington;
thence North 79°30' East to the Northeasterly corner of said Lot 12;
thence South 10°30' East along the Easterly line of said Div. No. 5, 927.59 feet;
thence South 10°21'10" West 91.48 feet;
thence North 79°38'50" West 100.00 feet to the East line of said Tract "A";
thence Southerly along the Easterly line of said Tract "A" to the Southerly line of said Tract "E";
thence South 76°45' East 17.30 feet to the point of beginning.

EXCEPT:

That portion of Tract "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, lying Northerly of the North line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" AND "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON, and the extension of said North line Easterly to the Easterly line of said Tract "E".

LPB 10-05(G-I)



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Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 19 of Skagit County
Recorded: July 17, 1973
Auditor's No.: 638435 (and other documents of record)
Purpose: Ingress and egress
Area Affected: Exact location undisclosed on the record

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 3, 1966
Recorded: June 9, 1966
Auditor's No.: 683921
Executed By: Skagit Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED:

Declaration Dated: June 3, 1968
Recorded: June 13, 1968
Auditor's No.: 714706
Executed By: Skagit Properties Company

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

Name: Skagit Beach No. 1
Recorded: June 19, 1964
Auditor's No.: 652085

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 200301070108.

E. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF, REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 26, 2007
Auditor's No.: 200702260195
Affects: Includes other property

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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