



201305060150

When recorded return to:
Susan G. Rooks
1219 10th Street
Anacortes, WA 98221

Skagit County Auditor \$80.00
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Recorded at the request of:
Guardian Northwest Title
File Number: A105249

Statutory Warranty Deed

A105249-2

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Harriet L. Rooks, Donald L. Rooks and Donald L. Rooks, Trustee of the Gordon F. Rooks Irrevocable Trust dated June 11, 2003, as their separate estates, each as to an undivided 25% interest, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Susan G. Rooks, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 31, Township 36 North, Range 2 East; Ptn. Gov. Lots 1 and 2; and
Ptn. Lots 31 and 32, "ORCHARD BEACH TRACTS"

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.

Grantors do further hereby convey all easements and rights of ingress and egress to the parcels of property, including those established as successors in interest to the original holders of the plat, Gordon Dunthorne and Mary Allen Dunthorne and the reservation of easementrights for the Dunthornes and their successors in interest; as well as those rights conferred by the 1983 Seaway Hollow Association Agreement of Trust and its incorporation by reference in the Articles of Incorporation of the Seaway Hollow Community Services, non-profit corporation, and the amended Articles of Incorporation, which renamed the non-profit corporation, the "Seaway Hollow Association".

Tax Parcel Number(s): P47315, 360231-0-003-0006, P47329, 360231-0-017-0000, P67749, 3964-000-032-0000

Dated 4/26/2013

DL Rooks

Donald L. Rooks

signed in counterpart

Harriet L. Rooks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013/032

MAY 06 2013

Gordon F. Rooks Irrevocable Trust

DL Rooks, Trustee

By: Donald L. Rooks, Trustee

Amount Paid \$ 4,811.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

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Anacortes, WA 98221

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Tax Parcel Number(s): P47315, 360231-0-003-0006, P47329, 360231-0-017-0000, P67749, 3964-000-032-0000

Dated 4/26/2013

signed in counterpart
Donald L. Rooks

Harriet L. Rooks
Harriet L. Rooks

Gordon F. Rooks Irrevocable Trust

signed in counterpart
By: Donald L. Rooks, Trustee

see attached



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STATE OF California }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Harriet L. Rooks, the person 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.

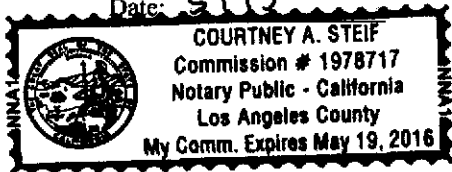
Date: _____

Printed Name: _____
Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

STATE OF California }
COUNTY OF Los Angeles } SS:

I certify that I know or have satisfactory evidence that Donald L. Rooks, the person 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: 5-1-13



Courtney A. Steif
Printed Name: COURTNEY STEIF
Notary Public in and for the State of California
Residing at LOS ANGELES
My appointment expires: MAY 19, 2016

STATE OF California }
County of Los Angeles } SS:

I certify that I know or have satisfactory evidence that Donald L. Rooks signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Trustee of The Gordon F. Rooks Irrevocable Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5-1-13



Courtney A. Steif
Printed Name: COURTNEY A. STEIF
Notary Public in and for the State of California
Residing at LOS ANGELES
My appointment expires: MAY 19, 2016



All-Purpose Acknowledgment

State of California

County of Sacramento

On 05/02/13 before me, Kimberly McGann, notary public, personally
(date) (name, title of officer)

appeared Harriet L. Rooks, who proved to me on the basis of
(name(s) of signer(s))

satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he ~~she~~ they executed the same in his ~~her~~ their authorized capacity ~~(ies)~~, and that by his ~~her~~ their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

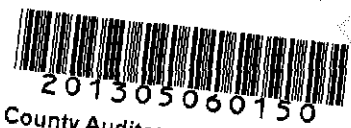
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature Kimberly McGann

(Seal)



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EXHIBIT A

PARCEL A:

That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 2, 214.68 feet North of the Southwest corner thereof; thence North 1 degree 25'30" East along the West line of said Government Lot 2, 126.9 feet, more or less, to the South line of that tract of land conveyed to Stephen Dunthorne, et ux, by deed recorded under Auditor's File No. 466622, records of Skagit County, Washington.; thence East along the South line of said Dunthorne Tract and parallel to the South line of said Government Lot 2, 197.83 feet; thence South 88°49'18" East a distance of 7.14 feet to the West line of a tract conveyed to Melvin D. Pleas and Patricia M. Pleas by Harold R. Rooks and Harriet F. Rooks (Parcel 5) by document recorded under Auditor's File No. 8504170014, records of Skagit County, Washington; thence South 2°48' East along the West line of said Pleas tract (Parcel 5) 164.35 feet to the Southwest corner of said tract, said point also being on the North line of that certain tract of land conveyed to Seaway Hollow Association by deed recorded under Auditor's File No. 581508, records of Skagit County, Washington; thence along the common boundary line of said Seaway Hollow Association, the following courses and distances: West 196.07 feet; thence North 1 degree 25'30" East, 37.5 feet; thence West 29.0 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress as described in documents recorded April 17, 1985 and September 17, 1985 under Auditor's File Nos. 8504170014 and 8509170011, records of Skagit County, Washington.

PARCEL B:

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay 480.91 feet North and 433.29 feet West of the Southeast corner of said Lot 2, (the East line of said Lot 2 bears North 0°36' East); thence South 20°52' West 75.0 feet; thence North 69°08' West 30.0 feet; thence North 20°52' East 75.0 feet to the high water line of Padilla Bay; thence South 69°08' East 30.0 feet to the point of beginning.

TOGETHER WITH second class tidelands adjoining.



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PARCEL C:

A tract of land in Government Lot 1 of Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Lot 1; thence North 1°25'30" East along the East line of said lot a distance of 162.18 feet, more or less, to the North line of that certain tract of land conveyed to Tom Wendel and Charlotte Wendel, his wife, by instrument recorded December 11, 1958, under Auditor's File No. 574003 and the true point of beginning of this description; thence from said true point of beginning continue North 1°25'30" East along the East line of said Lot 179.4 feet to the Southeasterly corner of that certain tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded September 15, 1961, under Auditor's File No. 612263; thence Northwesterly along the Southerly line of said Stockton tract, a distance of 132.0 feet to the Southwesterly corner thereof; thence North 69°08' West along the Southwesterly line of the tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded December 19, 1954, under Auditor's File No. 510598, a distance of 350.0 feet to the Southeasterly line of that certain tract conveyed to Walter A. Vonnegut by deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File No. 397655; thence South 59°31'40" West to the Northeast corner of Lot 30 of the "Plat of Orchard Beach Tracts," as recorded in Volume 4 of plats, page 45, records of Skagit County, Washington; thence South along the East line of said Lot 30, a distance of 444.71 feet to the South line of said Lot 1 of Section 31, Township 36 North, Range 2 East, W.M.; thence East along the South line of said Lot 1, a distance of 571.8 feet to the Southwest corner of said tract conveyed to Tom Wendel by instrument recorded under Auditor's File No. 574003; thence North along the West line of said Wendel tract, a distance of 162 feet, more or less, to the Northwest corner thereof; thence East along the North line of said Wendel tract a distance of 100.0 feet to the true point of beginning.



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EXHIBIT B

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 90941, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
(Affects Parcel C)

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

Recorded: December 15, 1944
Auditor's No.: 386698
Executed By: H.C. Allen, et ux, and Gordon Dunthorne, et ux

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: June 14, 1954 and June 30, 1954
Recorded: July 8, 1954
Auditor's No.: 503716 and 503717
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: As located

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Ralph Stockton and Myrtle Stockton
Recorded: December 19, 1954
Auditor's No.: 510598
For: Ingress and egress
Affects: Portion of subject property

(According to Skagit County maps, said easement may be known as Upper Hollow Road.)

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Gordon Dunthorne and Mary Allen Dunthorne, husband and wife
Recorded: October 2, 1961
Auditor's No.: 612865
Affects: Parcels A and B



F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Gordon Dunthorne and Mary Allen Dunthorne, his wife
Recorded: September 21, 1962
Auditor's No.: 626590
As Follows:

As to the foregoing described real property, the use of such property is restricted as follows:
No tree removal, except as may be required for thinning or for the elimination of unsafe trees, shall occur on that portion of the property lying within 100 feet of the Easterly boundary line of said property, it being the object of this restriction that the existing stand of timber be protected and maintained within the said 100 foot strip; said property shall also be used as an appurtenance to the abutting property now owned by the named grantees and shall not be subdivided except to the extent that it may be used for a single family residence or residences for the use of the immediate family of the owners of the appurtenant abutting property now owned by the named grantees.
This covenant shall forever run with the respective lands of the parties hereto as hereinbefore described, and shall forever inure to the benefit and be binding upon said parties thereto, their respective heirs, personal representatives, successors and assigns, the ownership of the said land of the parties hereto. The covenants hereto may and shall be enforced at the request and petition of any adjoining land owner.

G. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Harold R. Rooks (also known as Harold Rooks) and Harriet F. Rooks, his wife
Recorded: January 2, 1979
Auditor's No.: 894041

Said reservation contains restrictions regarding sale, subdivision partition or improvement of Parcel C.



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H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Melvin D. Pleas and Patricia M. Pleas, Otis A. Pease
and Mary H. Pease, Harold R. Rooks and Harriet R.
Rooks, Tom Wendel and Charlotte Wendel, Patricia
Ann Strauss and Catherine Anna Morse
Dated: November 26, 1984
Recorded: April 17, 1985
Auditor's No.: 8504170014
Regarding: Easements and boundary adjustments

Said Instrument is a re-recording of instruments recorded under Auditor's File Nos. 8412200059 and 8501110051.

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

Recorded: October 3, 1985
Auditor's No.: 8510030003
Affects: Parcel A

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

Recorded: May 30, 1991
Auditor's No.: 9105300002
Affects: Parcel C

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

Recorded: November 19, 2007
Auditor's No.: 200711190168
Affects: Parcel B

L. 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 Parcel B)

M. 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 (Affects Parcel B).

N. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein (Affects Parcel B).



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