

When recorded return to:
Arthur Rule
Arthur Rule IV and Bonnie Rule
1910 Palomar Pt. Way #200
Carlsbad, CA 92008



Skagit County Auditor
5/4/2015 Page 1 of 4 1:45PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St, Suite 600
Bellevue, WA 98004

Escrow No.: 0035293-OC

CHICAGO TITLE
620019996 STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah R Werner, as Trustee of the Sarah R Werner Living Trust Created under a Trust Agreement dated December 3, 1991

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Arthur Rule IV and Bonnie Rule, Trustees of the Arthur and Bonnie Rule Family Trust

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tracts 20, 21, 22, 29, 30 & Ptn 31 & 32, Orchard Beach Tracts

Tax Parcel Number(s): P67732, 39640000210003, P67733, 39640000220002, P67741, 39640000280105, P67747, 39640000290005, P67748, 39640000300002, P67750, 39640000320109

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

Dated: April 20, 2015

Sarah R Werner Living Trust

BY: Sarah R. Werner
Sarah R Werner
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151532
MAY 04 2015

Amount Paid \$ 23,590.⁰⁰
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED

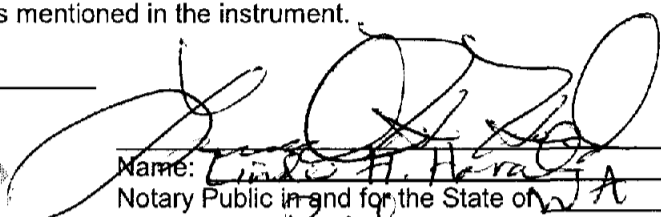
(continued)

State of WA
County of King

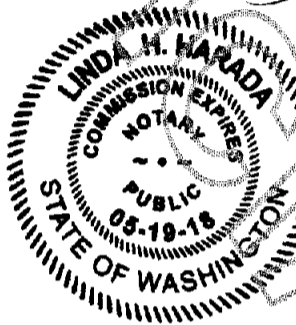
I certify that I know or have satisfactory evidence that Sarah R. Werner

(is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Sarah R Werner Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-27-15



Name: Linda H. Harada
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 5-19-18



LEGAL DESCRIPTION

Parcel A:

Tract 22, PLAT OF ORCHARD BEACH TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, Page 45, Records of Skagit County, Washington;
TOGETHER WITH the tidelands of the second class, situated in front of, adjacent to and abutting upon the above described premises

Also beginning at the Southwest corner of said Tract 22;

Thence South $37^{\circ} 24'$ East along the Southwest line of said Tract 22, 219.83 feet to the Southeast corner thereof;

Thence West 609.56 feet to the East line of the County Road;

Thence North $1^{\circ} 25' 30''$ East along said County Road 20 Feet;

Thence East 270.47 feet;

Thence North $52^{\circ} 36'$ East 254.6 feet to the point of beginning.

Situated in Skagit County, Washington.

Parcel B:

Lots 20, 21 and 29, PLAT OF ORCHARD BEACH TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, Page 45, Records of Skagit County, Washington;

EXCEPT the West 40 feet of Lot 29, conveyed to Skagit County for road purposes by deed recorded January 20, 1947, under Auditor's File No. 400177, Records of Skagit County, Washington;

TOGETHER WITH the tidelands of the second class, situated in front of, adjacent to and abutting upon the above described premises;

ALSO, all of that portion of Lots 31 and 32 of Plat of Orchard Beach Tracts, according to the plat thereof recorded in Volume 4 of Plats, Page 45, Records of Skagit County, Washington, lying Northwesterly of a line drawn from the Southeast corner of Lot 29 to the most Southerly corner of Lot 20 of said Orchard Beach Tracts.

Situated in Skagit County, Washington.

Parcel C:

Tract 30, PLAT OF ORCHARD BEACH TRACTS, according to the plat thereof, recorded in Volume 4 of Plats, Page 45, Records of Skagit County, Washington;

EXCEPT the West 40 feet for County Road.

Situated in Skagit County, Washington.

EXCEPTIONS

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
From: The State of Washington
Recording No.: 192740
Affects: Tidelands
2. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in deed;
From: State of Washington
Recording No.: 192740
Affects: Tidelands
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Power lines
Recording Date: October 31, 1950
Recording No.: 453152
Affects: Portion of Lot 31
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Guemes Island Cooperative Association
Purpose: Power lines
Recording Date: April 14, 1954
Recording No.: 500447
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Underground Electric transmission and/or distribution line.
Recording Date: June 30, 1954
Recording No.: 503717
Affects: Lot 32
7. Restrictions set forth in deed;
Recording Date: October 24, 1946
Recording No.: 397655

This conveyance is made on condition that the grantee will not and by the acceptance of this deed he covenants for himself, his heirs, administrators and assigns and all subsequent assignees of the title of said property, that there never will be conducted, maintained or operated upon said property any public resort or amusement venture for private or commercial purposes, which obligation shall continue to be binding as against any and all subsequent owners to the said described property and insure to the benefit of and be enforceable by the owner or owners now or in the future of all owners of property in said Orchard Beach Tracts
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: The San Juan Preservation Trust, a Washington non-profit corporation
Purpose: Conservation easement
Recording Date: December 20, 2007
Recording No.: 200712200068
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201310070188