

When recorded return to:  
Steven C. Gilbert and Jackie M. Gilbert  
15903 Yokeko Drive  
Anacortes, WA 98221



Skagit County Auditor \$77.00  
6/18/2015 Page 1 of 6 3:34PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109343

**Statutory Warranty Deed**

A109343-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joseph Robert Waaland and Susan D. Waaland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven C. Gilbert and Jackie M. Gilbert, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tract 1 Deception Pass Waterfront Tracts

Tax Parcel Number(s): P64865, 3898-000-001-0008

Lot 1, DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class lying in front of, adjacent thereto or abutting on, as conveyed by the State of Washington in deed recorded under Auditor's File No. 208198, records of Skagit County, Washington;

ALSO TOGETHER with that portion of vacated Starr Street that would attach to said lot by due process of law.

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 6/09/2015

Joseph Robert Waaland  
Joseph Robert Waaland

signed in counterpart  
Susan D. Waaland

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2267  
JUN 18 2015

Amount Paid \$8,762.<sup>60</sup>  
Skagit Co. Treasurer  
By Chilton Deputy

When recorded return to:  
Steven C. Gilbert and Jackie M. Gilbert  
15903 Yokeko Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109343

## Statutory Warranty Deed

THE GRANTORS Joseph Robert Waaland and Susan D. Waaland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven C. Gilbert and Jackie M. Gilbert, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tract 1 Deception Pass Waterfront Tracts

Tax Parcel Number(s): P64865, 3898-000-001-0008

Lot 1, DECEPTION PASS WATERFRONT TRACTS, according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class lying in front of, adjacent thereto or abutting on, as conveyed by the State of Washington in deed recorded under Auditor's File No. 208198, records of Skagit County, Washington;

ALSO TOGETHER with that portion of vacated Starr Street that would attach to said lot by due process of law.

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 6/09/2015

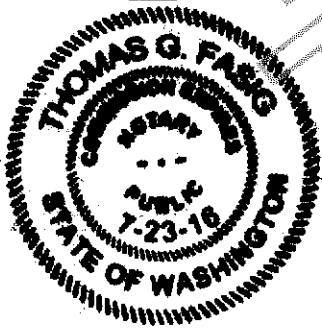
signed in counterpart  
Joseph Robert Waaland

Susan D. Waaland  
Susan D. Waaland

STATE OF Washington }  
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Joseph Robert Waaland, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-4-15



Thomas G Fasig  
Printed Name:  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 7-23-16

STATE OF California }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Susan D. Waaland, the person 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: \_\_\_\_\_

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

UNOFFICIAL DOCUMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

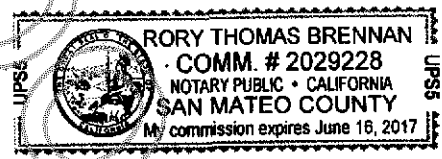
State of California  
County of SAN MATEO

On JUNE 9, 2015 before me, Rory Thomas Brennan, Notary Public  
(insert name and title of the officer)

personally appeared SUSAN D. WAALAND  
who proved to me on the basis of 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: Rory Thomas Brennan (Seal)

**EXHIBIT A**

**EXCEPTIONS:**

A. RESERVATION OF MINERALS, ETC., AS PROVIDED BY SECTION 7797-56 OF REMINGTON'S REVISED STATUTES, AS CONTAINED IN DEED:

From: State of Washington  
To: William P. Joslin  
Dated: September 27, 1945  
Recorded: November 3, 1945  
Auditor's No.: 384767, in Volume 204 of Deeds, page 375

(Affects tidelands only)

B. RESTRICTIVE COVENANTS AS CONTAINED IN DEEDS UNDER WHICH TITLE IS CLAIMED:

Recorded: October 29, 1949  
Auditor's No.: 587292  
As Follows: Not to be used for commercial purposes

C. Right to the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose 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 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.)

D. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and rights of United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Deception Pass Waterfront Tracts  
Recorded: November 27, 1945  
Auditor's No.: 384358

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS,  
EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR  
ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE  
FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey
Recorded:	June 25, 1990
Auditor's No.:	9006250024

UNOFFICIAL DOCUMENT