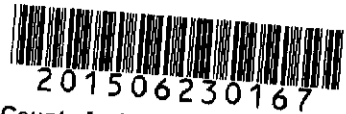


When recorded return to:
Michael S. Loretan and Laura Lynn Mitchell-Loretan
Niesenstr 3, 8802 Kilchberg
Switzerland



Skagit County Auditor
6/23/2015 Page 1 of 4 3:44PM \$75.00

Recorded at the request of:
Guardian Northwest Title
File Number: A109350

Statutory Warranty Deed

A109350-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Arnt Koser and Carol C. Koser, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael S. Loretan and Laura Lynn Mitchell-Loretan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Tract E, Rancho San Juan Del Mar Subdiv. #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): P68239, 3972-000-099-0208

Dated 6/12/2015

Arnt Koser

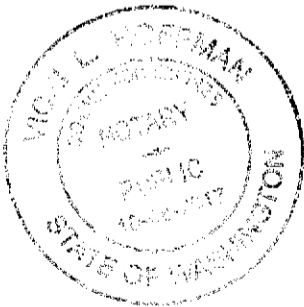
Carol C. Koser

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Arnt Koser and Carol C. Koser, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-15-15

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017



20152337
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2015

Amount Paid \$ 8549.00
By MF Skagit Co. Treasurer Deputy

EXHIBIT A

That portion of Tract "E", "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract "E";
thence South $18^{\circ}46'$ East along the Westerly line of the county road, a distance of 326.97 feet and the true point of beginning of this description;
thence South $88^{\circ}27'$ West 95 feet;
thence South $8^{\circ}33'$ West 120 feet;
thence Southeasterly to a point on the West line of the county road that is South $18^{\circ}46'$ East 175 feet from the true point of beginning;
thence North $18^{\circ}46'$ West along the West line of the county road 175 feet to the true point of beginning.

EXHIBIT B

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN THE PLAT.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: February 17, 1959
Auditor's No.: 576699

B. 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: Rancho San Juan Del Mar Subdivision No. 1
Recorded: November 27, 1945
Auditor's No.: 385571

C. Terms and provisions of that certain Contract, dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Del Mar Community Services, Inc.
Recorded: January 9, 1963
Auditor's No. 630691
Purpose: Installation, maintenance, repair, etc. of water lines
Area Affected: Southwesterly 10 feet of Lots 5 - 25 and a portion of Tracts B, D and E

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
Dated: April 27, 1981
Recorded: May 4, 1981
Auditor's No.: 8105040062
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Arnt Koser
And: Skagit County Health Dept.
Dated: September 24, 2003
Recorded: September 29, 2003
Auditor's No.: 200309290001
Regarding: Aerobic Treatment Unit Service Agreement

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stanley H. Durst and Yvonne B. Durst, husband and wife,
their heirs, successors and assigns
Recorded: March 21, 2001
Auditor's No. 200103210006
Purpose: Non-exclusive easement for ingress and egress over, under
and across

H. 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:

Recorded: September 25, 2000
Auditor's No.: 200009250064

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Terrance J. Burke and Theresa A. Burke, husband and wife,
their heirs, successors and assigns
Recorded: September 14, 1999
Auditor's No. 199909140072
Purpose: Non-exclusive easement for view purposes over, under and
across