



201512010062

Skagit County Auditor \$75.00
12/1/2015 Page 1 of 3 10:40AM

When recorded return to:
Jacqueline Trevillion
1715 11th Street
Anacortes WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110360

Statutory Warranty Deed

A110360
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Bayside Family Partnership, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacqueline Trevillion, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 96, Block 2, Holiday Hideaway #1

Tax Parcel Number(s): P65826, 3926-002-096-0006

Lot 96, Block 2, "HOLIDAY HIDEAWAY NO. 1", as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 11/16/2015

Bayside Family Partnership

Larry Kirchner
By: Larry Kirchner, General Partner

Arthur Terrana
By: Arthur Terrana, General Partner

Carmelo Terrana
By: Carmello Terrana, General Partner

Gina Terrana
By: Gina Terrana, General Partner

Mary Kirchner
By: Mary Kirchner, General Partner

Carol Terrana
By: Carol Terrana, General Partner

Sally Terrana
By: Sally Terrana, General Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4840
DEC 01 2015

Amount Paid \$ 325.40
Skagit Co. Treasurer
By Man Deputy

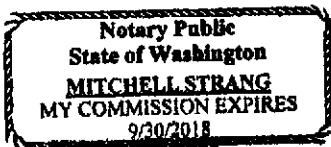
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry Kirchner and Mary Kirchner are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the General Partners of Bayside Family Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/21/15

Mitchell Strang

Notary Public in and for the State of Washington
Residing at 4701 California Ave SW Seattle WA 98116
My appointment expires: 9/30/18

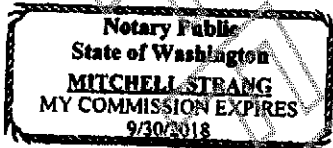


STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Arthur Terrana and Carol Terrana are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the General Partners of Bayside Family Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/19/15

Mitchell Strang



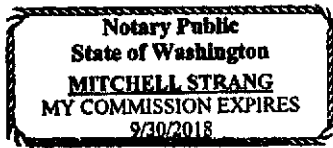
Notary Public in and for the State of Washington
Residing at 4701 California Ave SW Seattle WA 98116
My appointment expires: 9/30/18

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Carmello Terrana and Sally Terrana are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the General Partners of Bayside Family Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/21/2015

Mitchell Strang



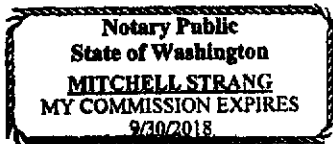
Notary Public in and for the State of Washington
Residing at 4701 California Ave SW Seattle WA 98116
My appointment expires: 9/30/18

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Gina Terrana is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partners of Bayside Family Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/21/2015

Mitchell Strang



Notary Public in and for the State of Washington
Residing at 4701 California Ave SW Seattle WA 98116
My appointment expires: 9/30/18

EXHIBIT A

EXCEPTIONS:

A. Terms and conditions of Articles of Incorporation and Bylaws of Holiday Hideaway Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 201503240074 (Holiday Hideaway Association was formerly known as Guemes Island Beach Club.)

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: Holiday Hideaway No. 1
Recorded: August 24, 1962
Auditor's No.: 625483

C. Reservations contained in deeds from the State of Washington recorded in Volume 68 of Deeds, page 633; Volume 90 of Deeds, page 267; and Volume 101 of Deeds, page 113, 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: Properties Abutting Tidelands)

D. Terms and provision of documents recorded as Auditor's File Nos. 8203290018, 8203290019 and 200601100165 regarding the Homeowner's Association.

E. PROVISIONS CONTAINED IN CONTRACTS THROUGH WHICH TITLE IS CLAIMED, AS FOLLOWS:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the nonprofit GUEMES ISLAND BEACH CLUB, according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or Company. In the event that such lines are not so installed within three years from the date hereof, or sooner, at Seller's option, Seller shall install such distribution lines and water system for the use of Buyer, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such case Buyer and Seller agree that Seller may, at its discretion, continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Seller's option, to open the view of adjacent lots..."

(For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.)

F. TERMS AND CONDITIONS OF DOCUMENT:

Recorded: February 15, 1968
Auditor's No.: 710270

Said instrument was modified by instrument recorded January 15, 1969, under Auditor's File No. 722327.