

When recorded return to:
Craig H. Adams and Joy E. Adams
42 Ramsgate Drive
Palos Park, IL 60464



201602010162

Skagit County Auditor \$75.00
2/1/2016 Page 1 of 3 3:44PM

Recorded at the request of:
Guardian Northwest Title
File Number: A109647

Statutory Warranty Deed

A109647

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Stellar J Corporation, a Texas corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig H. Adams and Joy E. Adams, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

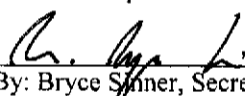
Abbreviated Legal:
Lot 2, Block 6, Holiday Hideaway No. 1

Tax Parcel Number(s): P65964, 3926-006-002-0000

Lot 2, Block 6, "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

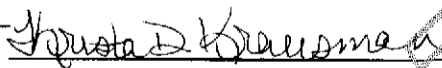
Dated 1/21/2016

Stellar J Corporation

By: Bryce Sinner, Secretary



STATE OF Washington }
COUNTY OF Cowlitz } SS:

I certify that I know or have satisfactory evidence that Bryce Sinner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Secretary of Stellar J Corporation, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/27/2016


Notary Public in and for the State of Washington
Residing at Redmond, WA
My appointment expires: November 1, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016342
FEB - 1 2016

Amount Paid \$ 12,376.00
Skagit Co. Treasurer
By HB Deputy

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.

G. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT FOR PRIVATE ROADWAY:

Recorded: April 10, 1969
Auditor's No.: 725226
Affects: A portion of Tract B

H. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound/Guemes Channel/Cooks Cove/Long Bay.

I. 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.)

J. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

K. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 11, 2008
Auditor's No.: 200807110067

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

Entitled: Protected Critical Area Site Plan
Recorded: October 19, 2004
Auditor's No.: 200410190023

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Stanton Ind Inc.
And: Paul Tower
Dated: February 20, 2004
Recorded: October 15, 2004
Auditor's No.: 200410150200
Regarding: Operation and maintenance agreement

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Property Owners
Recorded: December 7, 1983
Auditor's No.: 8312070031
Regarding: Sand Filer Sewage System Installation

O. TERMS AND CONDITIONS OF DECLARATION OF SERVICE:

Recorded: February 23, 1989
Auditor's No.: 8902230048

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

Entitled: Contract for the Sale of Real Estate
Recorded: May 3, 1968
Auditor's No.: 713272