

When recorded return to:  
Gary L. Hasenyager and Kathalene Hasenyager  
19029 43rd Avenue SE  
Bothell, WA 98012



201604280076

Skagit County Auditor \$77.00  
4/28/2016 Page 1 of 5 1:42PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A111157

**Statutory Warranty Deed**

A111157  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS **Howard L. Riback and Donna L. Lewis, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Gary L. Hasenyager and Kathalene Hasenyager, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

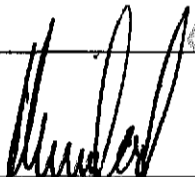
Tract 24 Deception Pass Waterfront Tracts TGW Tidelands


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): **P64882, 3898-000-024-0001**

Dated 4/05/2016


  
Howard L. Riback

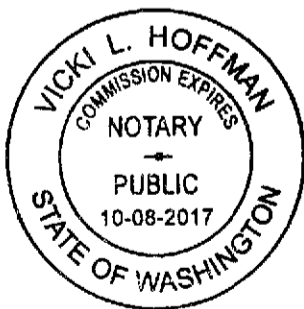
  
Donna L. Lewis

STATE OF Washington }  
COUNTY OF Skagit } SS:


I certify that I know or have satisfactory evidence that **Howard L. Riback**, the persons 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: 4-20-16

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

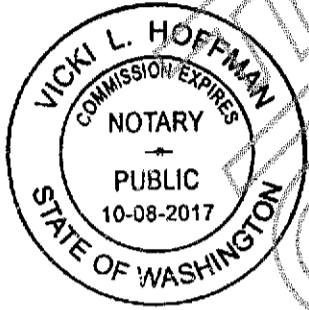
20161620  
APR 28 2016  
Amount Paid \$ 8262.42  
By  Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donna L. Lewis, the persons 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: 4-13-16

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



## EXHIBIT A

Parcel A:

Tract 24, "DECEPTION PASS WATERFRONT TRACTS", according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

Parcel B:

Tidelands of the second class, extending to the line of extreme low tide, adjacent to Tract 24, "DECEPTION PASS WATERFRONT TRACTS", according to the plat thereof recorded in Volume 5 of Plats, page 26, records of Skagit County, Washington.

## EXHIBIT B

### EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 384767, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

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

Recorded: December 9, 1946  
Auditor's No.: 398834  
As Follows: "Said property is not to be used for commercial purposes."

C. 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.)

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

### E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: August 2, 2004  
Auditor's No.: 200408020179  
Regarding: Provide Service Contract

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 18, 2005  
Auditor's No.: 200503180019  
Regarding: On Site Septic System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. 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: September 14, 2005  
Auditor's No.: 200509140114