



201608050118

Skagit County Auditor \$77.00
8/5/2016 Page 1 of 5 3:52PM

When recorded return to:
David E. Lemson and Kathryn C. Lemson
16229 NE 43rd Court
Redmond, WA 98052

Recorded at the request of:

File Number: A111950

Statutory Warranty Deed

A 111950

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Del Mar Beach LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE David E. Lemson and Kathryn C. Lemson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 24, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 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): P68209, 3972-000-024-0000

Dated 8/02/2016

Del Mar Beach LLC

Laurel K. O'Neil
By: Laurel K. O'Neil, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3417

AUG 05 2016

Amount Paid \$ 8905.⁰⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Laurel K. O'Neil is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as the Managing Member of Del Mar Beach LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 4, 2016

Jess R.

Notary Public in and for the State of Washington
Residing at YASHON, WA
My appointment expires: MAY 8, 2020

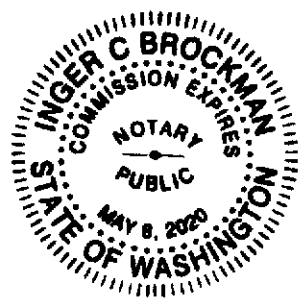


EXHIBIT A

Lot 24, "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;

EXCEPT the following described tract:

Beginning at the Southwest corner of said Lot 24;
thence South $68^{\circ}35'$ East along the South line of said Lot 24 a distance of 187.96 feet to the Southeast corner of said Lot 24;
thence North $58^{\circ}53'07''$ West a distance of 73.18 feet;
thence North $74^{\circ}39'34''$ West a distance of 116.48 feet to the point of beginning.

ALSO EXCEPT:

That portion of Lot 24, lying Northerly of the following described line:
Beginning at the Northwest corner of said Lot 24;
Thence South $31^{\circ}47'29''$ East 3.71 feet to a rebar with a plastic cap stamped "37550";
Thence South $61^{\circ}53'11''$ East 19.40 feet to a rebar with a plastic cap stamped "37550";
Thence North $78^{\circ}47'37''$ East 19.95 feet to a rebar with a plastic cap stamped "37550";
Thence North $81^{\circ}13'01'$ East 4.45 feet to the North line of said Lot 24, said point being South $79^{\circ}48'11''$ East 43.73 feet 43.73 of the Northwest corner of said Lot 24.

TOGETHER WITH:

That portion of Lot 23 of said subdivision lying Southerly of the following described line:
Commencing at the Southwest corner of said Lot 23;
thence South $79^{\circ}48'11''$ East 43.73 feet along the South line of said Lot 23 to the True Point of Beginning;
thence North $81^{\circ}13'01''$ East 39.20 feet to a rebar with a plastic cap stamped "37550";
thence North $90^{\circ}00'00''$ East 41.21 feet to a rebar with a plastic cap stamped "37550";
thence continuing North $90^{\circ}00'00''$ East 32.62 feet to the East line of said Lot 23;

EXCEPT road as shown and dedicated on said plat.

Situate in Skagit County, Washington.

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.

Said Covenants were amended by document recorded February 17, 1959 under Auditor's File No. 576699.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING 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 THE TERMS AND PROVISIONS THEREOF:

Grantee: Del Mar Community Service, Inc.
Dated: October 25, 1962
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. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 144146 and/or 345486, 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 any Tidelands appurtenant to subject property)

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.

F. 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.) (Affects any Tidelands appurtenant to subject property)

G. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein. (Affects any Tidelands appurtenant to subject property)

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: July 23, 1951
Auditor's No.: 463559
Purpose: Electric poles, lines & appurtenances
Area Affected: A portion of the subject property

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: May 12, 1994
Auditor's No. 9405120030
Purpose: Electric lines and appurtenances
Area Affected: A 10 foot wide portion of the subject property

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

Recorded: November 2, 1995
Auditor's No.: 9511020061
Regarding: Shoreline Variance Permit

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.

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

Recorded: June 29, 2005
Auditor's No.: 200506290084
Regarding: Protected Critical Area Site Plan. Said Plan delineates Lot 24 and a portion of Lot 23 to the North

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.

L. 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 18, 2005
Auditor's No.: 200507180132

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

Recorded: May 29, 1990
Auditor's No.: 9005290050
Regarding: Sand filter Sewage Systems

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.

N. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Surveys
Recorded: December 2, 1983, June 7, 1990, October 22, 1992 and October 23, 2003
Auditor's No.: 8312020001, 9006070036, 9210220059 and 200310230082, respectively
Affects: Subject property and property to the South

O. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201604080087.

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Alexander Beach Cabin, LLC
Recorded: April 8, 2016
Auditor's No.: 201604080088
Purpose: Ingress egress maintenance
Area Affected: A portion of subject property

Q. 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: Record of Survey
Recorded: May 31, 2016
Auditor's No.: 201605310155