



201610180011

Skagit County Auditor
10/18/2016 Page 1 of 4 10:43AM \$76.00

When recorded return to:
GES Trust
3113 Hacienda Drive
Pebble Beach, CA 93953

Recorded at the request of:

File Number: A111517

Statutory Warranty Deed

A111517

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Allan Emil Wenzel and Laurie Bennett Wenzel, Trustees of the Allan Emil Wenzel and Laurie Bennett Wenzel Estate Planning Trust under agreement dated October 24, 2008 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to GRANTEE Edwin J. Selyem and Gayle M. Selyem, Trustees of the GES Trust, dated October 14, 2014 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tract 61, First Addition to Alverson's Camping Tracts on Guemes Island; and
Section 36, Township 36 North, Range 1 East; Ptn. Gov. Lot 2

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): P61761, 3856-000-061-0005, P46879, 360136-0-021-0000

Dated 10/12/2016

Allan Emil Wenzel and Laurie Bennett Wenzel
Estate Planning Trust

Allan Emil Wenzel
By: Allan Emil Wenzel, Trustee

Laurie Bennett Wenzel
By: Laurie Bennett Wenzel, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/1/45

OCT 18 2016

Amount Paid \$ 1380.00

Skagit Co. Treasurer

By Mb Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allan Emil Wenzel and Laurie Bennett Wenzel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Allan Emil Wenzel and Laurie Bennett Wenzel Estate Planning Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 10-17-16

Vicki L. Hoffman

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

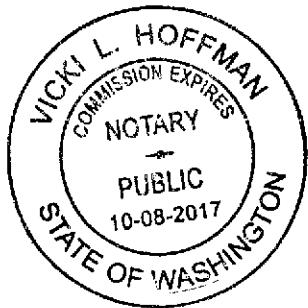


EXHIBIT A

PARCEL "A":

Tract 61, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the plat thereof recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

PARCEL "B":

That portion of Government Lot 2, Section 36, Township 36 North, Range 1 East, W.M., lying between the Northerly and Southerly lines of Tract 61, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the plat thereof recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington, extended Easterly from the East line of said Tract 62 to the line of ordinary high tide.

EXHIBIT B

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: CONTAINED IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

- 1. All buildings and improvements shall conform to the Skagit County Planning Commission Subdivision Regulations.
- 2. No buildings or structure will be built closer than three (3) feet from the property line laterally.
- 3. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the Northeasterly property line.
- 4. Fences will be limited to six (6) feet maximum height and will be of a design and color harmonious to the surroundings. Spite fences are prohibited.
- 5. No building or structure will be erected or used for commercial purposes, nor will any commercial venture be allowed.
- 6. Animals will be limited to household pets.
- 7. Structures will be single family residences and will have a septic tank of sufficient size and design as to pass County health requirements.
- 8. Buildings will be completed on the exterior within twelve (12) months from the starting date.
- 9. Buildings will be limited to single story above the highest elevation of the lot, and in no case will the peak be over fourteen (14) foot in height.
- 10. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the mean high tide line.

B. DECLARATION OF COVENANTS REGARDING A PRIVATE DOMESTIC WATER SYSTEM:

Recorded: November 10, 1972 and October 19, 1973
Auditor's No: 776625 and 792309

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: September 24, 1997
Auditor's No.: 9709240023

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: July 24, 2000
Recorded: August 17, 2000
Auditor's No.: 200008170016
Regarding: Domestic Well and Easement

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: June 20, 2002
Recorded: June 25, 2002
Auditor's No.: 200206250052
Regarding: Waterline Easement

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: January 29, 2001
Recorded: January 30, 2001
Auditor's No.: 200101300092
Regarding: Domestic Well Agreement, Easement Agreement for water and Electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

Said instrument was modified by instrument recorded January 10, 2002, under Auditor's File No. 200201100063.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: July 22, 2002
Recorded: July 23, 2002
Auditor's No.: 200207230119
Regarding: Domestic Well Agreement; Easement Agreement for a 4" water main, an 8" fire main and electrical service; and restrictive covenant agreement for 100 foot radius sanitary control area

G. 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.)

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

Recorded: December 7, 1987
Auditor's No.: 8712070032
Regarding: Construction of a single family residence

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.