



201610250105

Skagit County Auditor

\$77.00

10/25/2016 Page

1 of

5 4:14PM

When recorded return to:
 John C. Dippold and Kristine A. Dippold
 7825 SE 76th Street
 Mercer Island, WA 98040

Recorded at the request of:
 Guardian Northwest Title
 File Number: A112211

Statutory Warranty Deed

THE GRANTORS Sheldon J. Cowen and Lisa Levin Cowen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John C. Dippold and Kristine A. Dippold, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Curtis

Anne

A112211-1

Section 6, Township 35 North, Range 2 East; Ptn. Gov't Lot 2 and Section 31, Township 36 North, Range 2 East, Ptn. Gov't 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): P32734, 350206-0-015-0004, P47336, 360231-0-024-0001, P47342, 360231-0-030-0003

Dated 9/30/2016

Sheldon J. Cowen

Lisa Levin Cowen

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20164864
 OCT 25 2016

STATE OF Washington
 COUNTY OF Skagit King } SS:

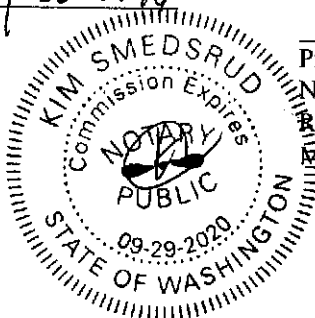
Amount Paid \$ 22,424.16
 Skagit Co. Treasurer
 By MEM Deputy

I certify that I know or have satisfactory evidence that Sheldon J. Cowen and Lisa Levin Cowen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

9.30.2016

Kim Smedsrud



Printed Name: Vicki Hoffman

Notary Public in and for the State of

Washington

Residing at Coupeville, WA

Seattle, WA

My appointment expires: 10/08/2017

9.29.2020

EXHIBIT A

PARCEL "A":

A tract of land in Government Lot 2, Section 6, Township 35 North, Range 2 East, W.M., and in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the section line said lots, 554.98 feet East of the West corner common thereto; thence South 19°10' West, 166.25 feet; thence South 83°12' East, 168.07 feet; thence South 75°22' East, 157.0 feet; thence East parallel to the said common lot line 522.45 feet to the East line of said Lot 2 of said Section 6; thence North 0°42' East, along said lot line 216.62 feet to the North ¼ corner of said Section 6; thence North 0°36' East, along the East line of said Lot 2 of said Section 31, 142.87 feet; thence following a curve to the left whose radius is 70.73 feet, 121.83 feet; thence South 81°42'30" West, 49.08 feet; thence North 69°08' West, 193.0 feet; thence North 20°52' East, 147.63 feet to the high water line of Padilla Bay; thence North 69°08' West, 130.0 feet along said high water line; thence South 20°52' West, 113.68 feet; thence South 36°06'30" West, 334.4 feet; thence North 67°22' West, 137.7 feet; thence South 19°10' West, 143.82 feet to the point of beginning.

EXCEPT THEREFROM any county road rights-of-way, and dedicated roads not vacated (being a portion of vacated Plat of Orchard Beach Tracts, according to the plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington);

AND EXCEPT that portion described as follows:

Beginning at the North ¼ corner of said Section 6; thence North 0°36' East, along the East line of said Government Lot 2 of said Section 31, a distance of 142.87 feet; thence following a curve to the left whose radius is 70.73 feet, an arc distance of 121.83 feet; thence South 81°42'30" West, a distance of 23.84 feet; thence South 40°56'45" West, a distance of approximately 275 feet to the section line between Sections 6 and 31; thence Easterly along said Section line to the point of beginning;

TOGETHER WITH any vacated road adjacent thereto,

AND ALSO EXCEPT that portion, if any, of Guemes Island Road, County Road No. 48, vacated May 26, 1958, Commissioners File No. 9970, which may not have reverted to said premises by operation of law;

TOGETHER WITH tidelands of the second class lying in front of, adjacent to and abutting upon that portion bordering on the aforesaid premises, together with any entitlement to vacated road adjoining said parcel;

EXCEPT any vacated road adjacent to the excepted parcel hereinafter described.

****Legal description continued on next page****

PARCEL "B":

An easement for ingress and egress across a strip of land 40 feet wide in Section 6, Township 35 North, Range 2 East, W.M., being 20 feet on each side of the following described centerline; beginning at a point on the Section line between Section 31, Township 36 North, Range 2 East, W.M. and Section 6, Township 35 North, Range 2 East, W.M., 554.98 feet East of the West corner common thereto; thence South 19°10' West, 166.25 feet, to the true point of beginning; thence West 213.2 feet; thence South 51°45' West, 797.4 feet; thence South 69°09' West, 377.0 feet; thence South 72°13' West, 324.8 feet; thence North 87°41' West, 169.0 feet; thence South 76°41' West, 150.0 feet, more or less, to the county road along the West line of Section 6, Township 35 North, Range 2 East, W.M., which property is now County Road.

PARCEL "C":

An easement for ingress and egress to a strip of land 20 feet wide in Section 6, Township 35 North, Range 2 East, W.M., the North line of which said 20 foot strip is described as follows:

Beginning at a point on the Section line between Section 31, Township 36 North, Range 2 East, W.M. and Section 6, Township 35 North, Range 2 East, W.M., 554.98 feet East of the West corner common thereto; thence South $19^{\circ}10'$ West, 166.25 feet to the true point of beginning; thence South $83^{\circ}12'$ East 168.07 feet; thence South $75^{\circ}22'$ East, 157.0 feet.

EXHIBIT B

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 90941 and 91545, 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.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gordon Dunthorne and Mary Ellen Dunthorne
Recorded: November 5, 1952
Auditor's No.: 481613
Purpose: Ingress and egress
Area Affected: Portion of subject property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gordon Dunthorne and Mary Ellen Dunthorne
Recorded: November 5, 1952
Auditor's No.: 481613
Purpose: Water main
Area Affected: Portion of subject property

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: November 4, 1952
Auditor's No.: 481613
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion of subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gordon Dunthorne and Mary Ellen Dunthorne
Recorded: November 5, 1952
Auditor's No.: 481613
Purpose: Ingress and egress
Area Affected: A strip of land 60 feet wide, the Northernly line of which strip of ground consists of the high water line of Padilla Bay of said described tract

F. Public and private easements, if any, over vacated portion of said premises.

G. RESERVATION CONTAINED IN DEED:

Executed by: Ruth Brockway formerly Ruth Martin
Recorded: April 14, 1975
Auditor's No.: 815999
As Follows:

No additional house nor any other structure shall be constructed on the said parcel of property so conveyed other than an addition to the existing dwelling situated thereon or the existing guest house situated thereon and such additions shall not exceed 1,500 square feet each, nor change the character of such structures in such manner that such structures shall not continue to be single family dwellings, nor shall said parcel of land be subdivided without the written consent of 2/3 of the then members of the Seaway Hollow Association, a voluntary association, the membership of which consists of those persons having an undivided interest in that property referred to a Parcel 2 above.

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: December 2, 1968
Auditor's No.: 721598
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: December 2, 1968
Auditor's No.: 721598
Purpose: Underground electric system, together with necessary appurtenances

J. 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.)

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

L. Any tax, fee, assessments or charges as may be levied by Seaway Hollow Association/Seaway Hollow Community Services.