



201705260130

Skagit County Auditor

\$74.00

5/26/2017 Page

1 of

2 3:42PM

When recorded return to:  
Joan Frazier  
5113 Birchwood Avenue  
Bellingham, WA 98225

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113881

### Statutory Warranty Deed

113881  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William Yarcho and Vicky A. Yarcho, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joan Frazier, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal:

Lot 7, Sinclair Isle Tracts Div. 1

Tax Parcel Number(s): P69388, 4007-009-007-0008

Lot 7, "SINCLAIR ISLE TRACTS DIVISION 1", as per plat recorded in Volume 8 of Plats at Page 61, in the records of Skagit County, State of 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 described in Exhibit "A" attached hereto

Dated 5-24-17

William A Yarcho  
William Yarcho

Vicky Yarcho  
Vicky Yarcho

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172326  
MAY 26 2017

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2,675.<sup>00</sup>  
Skagit Co. Treasurer  
By MAN Deputy

I certify that I know or have satisfactory evidence that William Yarcho and Vicky Yarcho, 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: 5-24-17

Katie Hickok

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2019

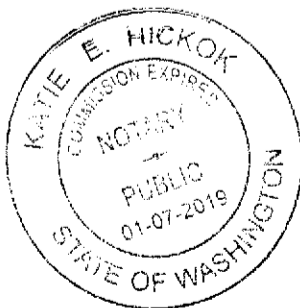


Exhibit A  
SCHEDULE "B-1"

**EXCEPTIONS:**

A. 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: Sinclair Isle Tracts Div. I  
Recorded: November 12, 1963  
Auditor's No.: 643090

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

Recorded: November 9, 2000  
Auditor's No.: 200011090088  
Regarding: Conditional Use Permit PL 99 0061

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.

C. The right, title or interest, if any, implied in law, of the lot owners of Sinclair Isle Tracts Division No. 1 in and to the area delineated on said plat as "general aviation recreational-emergency airstrip.

D. 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.)

E. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 616552, 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: Tidelands)

F. 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 Samish Bay.