

When recorded return to:
Peter Boeskov and Brook Boeskov
2803 8th Avenue West
Seattle, WA 98119



201707240151

Skagit County Auditor \$76.00
7/24/2017 Page 1 of 3 10:31AM

Recorded at the request of:
Guardian Northwest Title
File Number: A114294

Statutory Warranty Deed

A 114294
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jay Friedman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter Boeskov and Brook Boeskov, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tract 23 and ADJ Tidelands, Ptn. of Tract 28, Orchard Beach Tracts

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): P67734, 3964-000-023-0001, P67742, 3964-000-028-0204

Dated July 21, 2017

Jay Friedman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173369
JUL 24 2017

Amount Paid \$ 9973.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jay Friedman, 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: 7-24-17

Printed Name: SARAH G JOHNSON
Notary Public in and for the State of Washington
Residing at Abu Dhabi
My appointment expires: 6-8-19

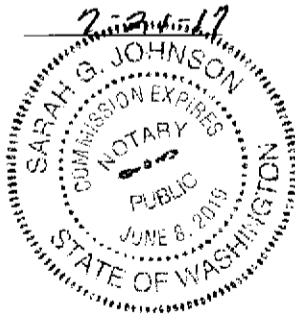


EXHIBIT A

Tract 23 of the "PLAT OF ORCHARD BEACH TRACTS, SKAGIT COUNTY, WASHINGTON", recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington;

TOGETHER WITH tidelands of the Second Class adjacent thereto; ALSO that portion of Tract 28 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County and of the vacated street (Sea View Drive) adjoining described as follows:

Beginning at the most Westerly corner of Tract 23 of said Plat; thence South 37 degrees 24' East along the Southwesterly line of said Tract 202.86 feet to the most Southerly corner of said Tract; thence South 52 degrees 36' West along the Northwesterly line of those premises conveyed to Frances A. Owen by Deed dated May 20, 1955, filed July 1, 1957 under Auditors File No. 553223 and recorded in Volume 287 of Deeds at page 741, a distance of 254.6 feet; thence West 270.47 feet to the East line of the County Road; thence North 1 degree 25'30" East along said County Road 49.52 feet; thence North 52 degrees 36' East 438.4 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "B"

A. Reservations contained in deed from the State of Washington, 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. 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.)