



201708030021

Skagit County Auditor \$77.00
8/3/2017 Page 1 of 4 10:54AM

AFTER RECORDING MAIL TO:

Finis G. Tupper and Pamela M Tupper
P.O. Box 851
Edmonds, WA 98020

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-163003-0E

Land

Statutory Warranty Deed

THE GRANTORS PHILIP M. BLACK and SANDRA A. BLACK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FINIS G. TUPPER and PAMELA M. TUPPER, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 32&33, Blk 3, HOLIDAY HIDEAWAY NO.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173607
AUG 3 2017

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3926-003-032-0019, P65867

Amount Paid \$ 1251.⁰⁰
Skagit Co. Treasurer
By HB Deputy

Dated August 1, 2017

Philip M. Black
Philip M. Black

Sandra A. Black
Sandra A. Black

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Philip M. Black and Sandra A. Black** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 2, 2017

Diane M Mills

Diane M Mills
Notary Public in and for the State of Washington
Residing at Milton
My appointment expires: May 9, 2021

DIANE M MILLS
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires May 9, 2021

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EXHIBIT A

Lots 32 and 33, Block 3, "HOLIDAY HIDEAWAY NO. 1," as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: Holiday Hideaway No. 1
Recorded: August 24, 1962
Auditor's No.: 625483 (Volume 8 of Plats, pages 36 through 42)
Including the following:

"...Buyer agrees to pay, in addition to any other sums or charges herein provided, to the non-profit GUEMES ISLAND BEACH CLUB according to its Articles and By-Laws, his proportionate share of the cost of maintenance and upkeep of its property and facilities.

For your information, Holiday Hideaway Country Club is the apparent successor to Guemes Island Beach Club.

B. RESERVATION CONTAINED IN INSTRUMENTS:

Executed By: Square Harbor Development Corporation
Recorded: February 15, 1968 and January 15, 1969
Auditor's No.: 710270 and 722327
As Follows: Subject to reservation by seller, its successors and/or assigns, to use said tracts for recreational purposes

C. DECLARATION OF SERVICE AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 23, 1989
Auditor's No.: 8902230048
Executed By: Guemes Island Water Company, Inc.

Modification of said Declaration was recorded March 2, 1990, under Auditor's File No. 9001230041, a re-recording of Auditor's File No. 9001230041.

D. NOTICE AND THE TERMS AND CONDITIONS THEREOF:

Given: Holiday Hideaway Association

7885 Guemes Island Road, #5
Anacortes, WA 98221

Dated:
Recorded:
Auditor's No.:

January 8, 2006
January 10, 2006
200601100165

E. BYLAWS OF HOLIDAY HIDEAWAY ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded:
Auditor's No.:

March 24, 2015
201503240074

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