

When recorded return to:  
Stewart T. Wallin and Tomoko A. Wallin  
2248 77th Ave SE  
Mercer Island, WA 98040



Skagit County Auditor \$77.00  
3/30/2018 Page 1 of 4 9:07AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033723

**CHICAGO TITLE**  
**620033723**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William J. Kendrick and Laurene Kendrick, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Stewart T. Wallin and Tomoko A. Wallin, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 69 and 70, Block 2, HOLIDAY HIDEAWAY NO. 1, according to the plat thereof, recorded in  
Volume 8 of Plats, pages 36 through 42, records of Skagit County, Washington.  
Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P65799 / 3926-002-069-0009, P65800 / 3926-002-070-0006

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181233  
MAR 30 2018

Amount Paid \$ 2897.50  
Skagit Co. Treasurer  
By *mlm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

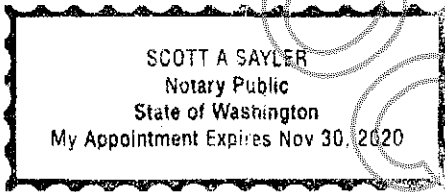
Dated: March 20, 2018

*William J. Kendrick* *3/20/18 WJK*  
William J. Kendrick  
*Laurene Kendrick*  
Laurene Kendrick

State of WASHINGTON  
County of ~~SKAGIT~~ *Snohomish*

I certify that I know or have satisfactory evidence that William J. Kendrick and Laurene Kendrick are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *March 26, 2018*  
*Scott A. Saylor*  
Name: *Scott A. Saylor*  
Notary Public in and for the State of *WA*  
Residing at: *Everett*  
My appointment expires: *11/30/20*



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Holiday Hideaway No. 1:

Recording No: 625483

2. Exceptions and reservation of mineral rights, fossils, etc. in deeds from the State of Washington, conveying tidelands, recorded in Volumes 68, 90 and 101 of Deeds at pages 633, 267 and 113.

3. Declaration of Service, including the terms and conditions thereof:

Recording Date: February 23, 1989  
Recording No.: 8902230048

Modified by instrument(s):

Recorded: January 23, 1990 and March 2, 1990  
Auditor's No: 9001230041 and 9003020121

4. Assessments or charges and liability to further assessments or charges

Recording Date: February 23, 1989  
Recording No.: 8902230048

5. Any unpaid assessments or charges, and liability to further assessments of charges, of which a lien may have arisen;

For: Hookup charge and periodic use charge for water  
Imposed by: Municipal water district or private water company, or Square Harbor  
Development Corporation or successors in interest

6. Exceptions and Reservations as contained in instrument:

Recording Date: February 15, 1968  
Recording No.: 710270 and 722327

7. Provisions contained in contracts through which title is claimed as follows.

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 of upkeep of its property and facilities.

**EXHIBIT "A"**  
Exceptions  
(continued)

Water will be made available to the property through distribution lines to be installed by Municipal Water District or private water company, such installation to be financed in such manner as may be determined by such District or company. In the event that such lines are not so installed within three years from the date hereof or sooner at Seller's option, Seller shall install such distribution lines and water system for the use of buyer, the Buyer agrees to use said lines when they have been installed. Buyer agrees to pay upon completion a hookup charge to the said distribuion lines and a periodic use-charge. In such a case Buyer and Seller agree that Seller may at its discretion continue to own, control, operate and maintain the water distribution lines, or may transfer the water distribution lines to any public or private utility.

Seller reserves the right to remove such standing timber, deadfalls, brush and other ground cover as shall be necessary, in Sellers opinion, to open the view of adjacent lots.

8. BYLAWS of Holiday Hideaway Association:

Recording Date: March 24, 2015  
Recording No.: 201503240074

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the Guemes Island Water Company.
11. Assessments, if any, levied by the Guemes Island Beach Club.