

When recorded return to:
Ryan A. Haug
2010 16th Avenue South
Seattle, WA 98144



201807110073

07/11/2018 01:23 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035270

CHICAGO TITLE CO.
620035270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Slipaway LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ryan A. Haug, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, PLAT OF SKAGIT BEACH NO. 3, according to the Plat thereof recorded in Volume 9 of Plats, Page 26, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P69450 / 4010-000-004-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3020
JUL 11 2018

Amount Paid \$ ^{7,448.00}
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 9, 2018

Slipaway LLC

BY: *Larry R. Nelson*
Larry R. Nelson
Member

BY: *Kim E. Nelson*
Kim E. Nelson
Member

BY: *Daniel B. Nelson*
Daniel B. Nelson
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Larry R. Nelson, Kim E. Nelson and Daniel B. Nelson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Members of Slipaway LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 10, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

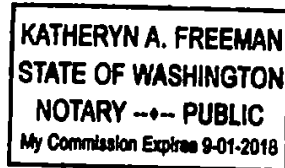


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 18, 1950
Auditor's No(s): 444470, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1963
Auditor's No(s): 638435, records of Skagit County, Washington
In favor of: Drainage District No. 19
For: A common use road right for access to its facilities and the upkeep thereof on Swinomish Slough, Telegraph Slough and Higgins Slough
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 25, 1963
Auditor's No(s): 642421, records of Skagit County, Washington
In favor of: Drainage District No. 19
For: Perpetual maintenance, easement, drainage and water storage use in and to those natural sloughs and outlets thereof
4. Water Line Agreement, including the terms and conditions thereof, entered into
By: J. Herbert Gardner and Beatrice G. Gardner, husband and wife
And between: Mary A. Borchard, Richard L. Borchard and Mary Lou Borchard, husband and wife
Recorded: December 6, 1962
Auditor's No.: 629376, records of Skagit County, WA
Providing: Construction, maintenance and payment of a water pipe line
5. 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 SKAGIT BEACH NO. 1:

Recording No: 652085
6. 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

EXHIBIT "A"

Exceptions
(continued)

SKAGIT BEACH NO. 3:

Recording No: 684141

7. Covenants, conditions and restrictions contained in declaration of restrictions
Recorded: June 3, 1966
Auditor's No.: 683922, records of Skagit County, WA
Executed by: Skagit Properties, Inc.

AMENDED by instrument

Recorded: June 13, 1968
Auditor's No.: 714706, records of Skagit County, WA

8. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 13, 1966
Recording No.: 685959 being a re-recording of 685373

9. Declaration of Easement including the terms, covenants and provisions thereof

Recording Date: October 27, 1988
Recording No.: 8810270076 and 8810270077

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Skagit Properties Maintenance Co..