

202003160228

03/16/2020 03:43 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:  
Timothy E Collins and Ashley M Collins  
7057 Steelhead Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020964  
MAR 16 2020

Amount Paid \$ 5205.00  
Skagit Co. Treasurer  
By *81* Deputy

**Land Title and Escrow**

01-176265-0

**STATUTORY WARRANTY DEED**

Order No.: 20-3187WA  
Title Order No.: 20-3187WA

THE GRANTOR(S)

Northern Point, LLC., a Washington Limited Liability Company

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Timothy E Collins and Ashley M Collins, a married couple

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

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Abbreviated Legal: Lot 49, Samish River Park Div. 1

Tax Parcel No(s): P68735 / 3990-000-049-0017

SUBJECT TO ALL THOSE EASEMENTS, COVENANTS AND RESTRICTIONS LISTED IN SCHEDULE A, ATTACHED HERETO AND INCORPORATED HEREIN.

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES. Grantee: Puget Sound Power & Light Company Purpose: Electric transmission and distribution line, together with right of ingress and egress and subject to covenant against blasting Recorded: August 10, 1929 Auditor's No.: 225812 (Volume 151 of Deeds, page 450)

B. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF: Grantee: State of Washington, Department of Game Purpose: Passage over and use of stream bank property by sport fisherman Area Affected: 25 foot strip on East and West sides of Samish River Dated: November 10, 1953 Recorded: May 11, 1954 Auditor's No.: 501365


C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED. Declaration Dated: August 10, 1967 Recorded: August 15, 1967 Auditor's No.: 703232 Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, AS HERETO ATTACHED: Declaration Dated: December 1, 1967 Recorded: February 16, 1968 Auditor's No.:

710329 Executed By: Various lot owners  
C. (continued): MODIFICATIONS OF DECLARATIONS OF RESTRICTIONS, EASEMENTS AND RESERVATIONS, AS HERETO ATTACHED: Recorded: April 12, 1979 Auditor's No.: 7904120004  
Executed By: Samish River Park, Inc., William Maynard, President, and Peter Kramer, Secretary  
AMENDMENT TO COVENANTS: Recorded: September 22, 1995 Auditor's No.: 9509220088  
D. 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: Samish River Park, Division No. 1  
Recorded: August 16, 1967 Auditor's No.: 703269 (Volume 9 of Plats, page 43)  
E. Terms and Conditions of the Articles of Incorporation of Samish River Park, Inc. and their effect on the subject property, if any, as disclosed by Addendum thereto recorded September 22, 1995, under Auditor's File No. 9509220088.  
F. PUD UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Public Utility District No. 1 of Skagit County, Washington Purpose: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, sewer and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation and control of water, sewer and electronic information on facilities. Area Affected: Tracts A and B, Samish River Park Division No. 1. Dated: August 13, 2009 Recorded: August 31, 2009 Auditor's No.: 200908310113  
G. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Samish River.  
H. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.  
I. Rights and easements of the public for commerce, navigation recreation and fisheries. J. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Samish River.

Dated: March 13, 2020

Northern Point, LLC., a Washington Limited Liability Company

BY: Rusty Nail Properties, LLC, a Washgton Limited Liability Company

BY:   
Paul J. Myers, Manager

State of Washington  
County of Snohomish

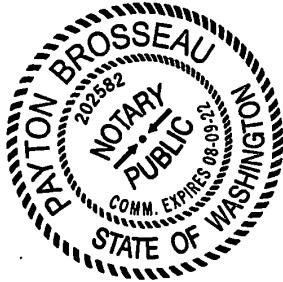
I certify that I know or have satisfactory evidence that Paul J. Myers is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Northern Point, LLC, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness under my hand and official seal hereto affixed the day and year first above written.

Dated March 13, 2020



Notary Public in and for the State of Washington  
Residing at: Edmonds WA  
Appointment Expiration: 08/09/2022



**EXHIBIT A**

Legal Description

Lot 49, "SAMISH RIVER PARK, DIVISION NO. 1," as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.