

When recorded return to:

Andrew Vangolen and Molly Vangolen  
4256 Van Horn Ln  
Bellingham, WA 98226

## STATUTORY WARRANTY DEED

GNW 20-8425

THE GRANTOR(S) Guenther Thomas and Ursula Thomas, husband and wife, Am Uferkastell 27, Haltern am See, 45721, Germany,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Andrew Vangolen and Molly Vangolen, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Sec 10, Twp 36 N, Rng 1 E - Ptn. SW 1/4 & Gov. Lot 6 (aka Ptn. Lot 1 SP PL 14-0479)

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): P46396, P46400, P46402

Dated: 12/8/2020

Guenther Thomas

Ursula Thomas

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5304

Dec 11 2020

Amount Paid \$6005.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8425-KH

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I, hereby, certify the authenticity of the signature of

- a) Mr. Günther Thomas born on september 16, 1948, resident Am Uferkastell 27, 45721 Haltern am See, Germany,
- b) Mrs. Ursula Thomas, bornname Philipps, bon on april 24, 1948, resident Am Uferkastell 27, 45721 Haltern am See, Germany

which signed the document before me and who identified himself by means of their identity cards of Federal Republic of Germany.

My question after a prior referral within the meaning of § 3 para 1 No. 7 BeurkG was by the undersigned denied.

My commission as a notary does not expire.

Haltern am See, December 8, 2020

- document role number 608 /2020 -

  
(Frank Stenner, LL.M., notary)



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN, Sinclair Island, WA 98221  
Tax Parcel Number(s): P46396, P46400, P46402

**Property Description:**

Lot 1, Skagit County Short Plat No. PL 14-0479, approved December 29, 2017 and recorded December 29, 2017 under Auditor's File No. 201712290067, records of Skagit County, Washington; being a portion of the South Half of the Southwest  $\frac{1}{4}$ , and a portion of Government Lot 6 in Section 10, Township 36 North, Range 1 East, W.M.;

EXCEPT the South 295.19 feet of the North 315.19 feet of the Southwest quarter of the Southwest quarter of Section 10, Township 36 North, Range 1 East, W.M.;

ALSO EXCEPT the South 214.01 feet of the North 509.01 feet of Government Lot 6, said Section 10, Township 36 North, Range 1 East, W.M..

Situated in Skagit County, Washington.

**EXHIBIT B**

20-8425-KH

1. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Bellingham Channel.

2. 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.)

3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

4. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 16, 2003

Auditor's No.: 200306160261

Regarding: Drinking Water System Status Report

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

NOTE: The Company does not know how said Report applies to the subject property since the Partition action in Court.

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 30, 2003

Auditor's No.: 200306300345

Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: January 8, 2014

Auditor's No.: 201401080004

7. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8425-KH

LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Partition Survey

Recorded: November 13, 2013

Auditor's No.: 201311130096

8. Terms and Conditions of Order of Partition filed September 22, 2009, Order of Clarification for Partition filed July 2, 2010, and Order for Enforcing Order for Partition filed October 25, 2011, all under Skagit County Cause No. 07-2-02415-1.

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat PL 14-0479

Recorded: December 29, 2017

Auditor's No.: 201712290067

10. Lot certification, including the terms and conditions thereof, recorded December 29, 2017 as Auditor's File No. 201712290068. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Regulatory notice/agreement regarding Protected Critical Area Easement (PCAE) that may include covenants, conditions and restrictions affecting the subject property, recorded December 29, 2017 as Auditor's File No. 201712290069.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.