

When recorded return to:
Gina M. Haggerty
1415 Commercial Avenue
112 Anacortes, WA 98221

Escrow Number: 2022-35559-PM

Filed for Record at the request of: Aegis Land Title Group

GNW 22-15850

STATUTORY WARRANTY DEED

THE GRANTOR(S), Woodrow Jackson and Rosemary Jackson, husband and wife by deed from Grantor recorded with Skagit County Recording Office., for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Gina M. Haggerty, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 13, 14, 52, 53, AND 54, BLOCK 3, "HOLIDAY HIDEWAY 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: 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, and including the attached **Exhibit "B"**

Abbreviated Legal: LOTS 13, 14, 52, 53, AND 54, BLOCK 3, HOLIDAY
HIDEWAY NO. 1
Tax Parcel Number(s): P65887/ 3926-003-052-0006,
P65888 / 3926-003-053-0005
P65889 / 3926-003-054-0004
P65845 /3926-003-013-0004
P65846 / 3926-003-014-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223281
Aug 10 2022
Amount Paid \$9963.00
Skagit County Treasurer
By Lena Thompson Deputy

Dated: 7/30/22

W. Jackson
Woodrow Jackson

Rosemary Jackson
Rosemary Jackson

STATE OF WASHINGTON
COUNTY OF ~~PIERCE~~ King

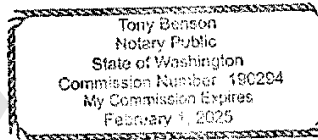
This record was acknowledged before me on 30th day of ^{July}~~August~~, 2022 by Woodrow Jackson and Rosemary Jackson.

[Signature]

Signature

Notary Public

Title



My appointment expires: February 1, 2025

This notarial act involved the use of communication technology (check box if applicable).

EXHIBIT B

Terms and conditions of Articles of Incorporation and Bylaws of Holiday Hideaway Association, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 201503240074. (Holiday Hideaway Association was formerly known as Guemes Island Beach Club.); Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Holiday Hideaway No. 1 recorded August 24, 1962 as Auditor's File No.625483; Reservations contained in deeds from the State of Washington recorded in Volume 68 of Deeds, page 633;Volume 90 of Deeds, page 267; and Volume 101 of Deeds, page 113, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects: Properties Abutting Tidelands) Terms and provision of documents recorded as Auditor's File Nos. 8203290018, 8203290019 and 200601100165 regarding the Homeowner's Association 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 nonprofit 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; 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, and Buyer agrees to use said lines when they have been installed. Buyer agrees to pay, upon completion, a hook up charge to the said distribution lines and a periodic use charge. In such 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 Seller's option, to open the view of adjacent lots; Terms and conditions of a document, recorded February 15, 1968 as Auditor's File No. 710270. Said instrument was modified by instrument recorded January 15, 1969, under Auditor's File No. 722327; Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded April 10, 1969 as Auditor's File No. 725226; 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 Puget Sound/Guemes Channel/Cooks Cove/Long Bay; Regulatory notice/agreement regarding Sand Filter Sewage System Installation that may include covenants, conditions and restrictions affecting the subject property, recorded January 10, 1990 as Auditor's File No. 9001100056; 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. Affects Lot 53.; Regulatory notice/agreement regarding Sand Filter Sewage System Installation that may include covenants, conditions and restrictions affecting the subject property, recorded January 10, 1990 as Auditor's File No.9001100057; Lot certification, including the terms and conditions thereof, recorded May 26, 1995 as Auditor's File No. 9505260078; Any tax, fee, assessments or charges as may be levied by Holiday Hideaway Association and/or Guemes Island Water System.