

When recorded return to:
San Juan County Land Bank
350 Court Street
Friday Harbor, WA

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

Escrow No.: 245378873

STATUTORY WARRANTY DEED

THE GRANTOR(S) East/West Sound, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to San Juan County, a political subdivision of the State of Washington, acting by and through the San Juan County Land Bank

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

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

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

Ptn Lot 2, Collins Short Plat

Tax Parcel Number(s): 160923006000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 1, 2016

East/West Sound, LLC

BY: _____
Kathleen Dickinson
Member

State of Washington

County of San Juan

I certify that I know or have satisfactory evidence that Kathleen Dickinson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Member of East/West Sound, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of Washington
Residing at: _____,
My appointment expires: _____

EXHIBIT "A"
Legal Description

PARCEL A:

Lot 2, Plat of Survey & Subdivision for COLLINS, according to the plat recorded in Volume 2 of Plats, pages 14, 14A and 14B, records of San Juan County, Washington;

EXCEPT that certain tract of land labeled Modified Tract "B" on Record of Survey filed in Book 20 of Surveys, at page 70, records of San Juan County, Washington;

AND EXCEPT that portion of said Lot 2 described as follows:

Beginning at the Southeast corner of said Modified Tract "B";
THENCE along the Southerly boundary thereof, North 88°32'31" West, 270.00 feet;
THENCE South 01°27'29" West, 40.00 feet;
THENCE South 88°32'31" East, 270.00 feet;
THENCE North 01°27'29" East, 40.00 feet to the True Point of Beginning.

PARCEL B:

Together with and subject to that certain Easement for Vehicular and Pedestrian Access, and for Utilities, as fully described and set forth in that instrument entitled "Declaration of Easements for Vehicular and Pedestrian Access, and for Utilities", recorded January 16, 2008 under San Juan County recording no. 2008 0116013.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Olga Water Users Association
Purpose: Water line and egress and ingress
Recording Date: November 13, 1967
Recording No.: 67573
Affects: Southerly portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Orcas Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 5, 1972
Recording No.: 79896
Affects: Westerly portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Orcas Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 5, 1972
Recording No.: 79898
Affects: Northwesterly portion of said premises, the exact location and extent of said easement is undisclosed
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: Utilities
Affects: Interior 10 feet of all lot lines
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Olga Water Users, Inc.
Purpose: Repair and maintenance of water pipes and appurtenances
Recording Date: March 24, 1998
Recording No.: 1998 0324011

EXHIBIT "B"

Exceptions (continued)

Affects: Westerly portion of said premises

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Access, footpath, utilities, slope or fill, storm drainage, culverts and turnouts
- Recording Date: January 16, 2008
- Recording No.: 2008 0116013
- Affects: Portions of said premises

Note: Said instrument contains, among other things, provisions for maintenance by the common users.

8. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: October 17, 1978
Recording No.: 103926

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 face of the map of Plat of Survey & Subdivision for COLLINS.

10. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: July 3, 1995
Recording No.: 95070306, a re-record of 95050401

11. Covenants, conditions, restrictions and easements 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 in the document

EXHIBIT "B"

Exceptions (continued)

Recording Date: January 16, 2008
Recording No.: 2008 0116013

12. Hold harmless agreement as contained in the "Dedication" of said plat whereunder all persons acquiring property in the plat of Plat of Survey & Subdivision For Collins, covenant and agree to hold the County of San Juan harmless from any and all costs for the construction and maintenance of the private roads and streets shown on said plat.
13. Terms, provisions and grants as contained in Dedication of said plat.
14. Matters disclosed by Record of Survey filed in Book 7 of Surveys, page 4, records of San Juan County, Washington:
 - Location of creek along the East
 - Location of County Roads
15. Any question that may arise due to shifting or change in the course of the creek or due to said creek having shifted or changed its course.
16. Terms and conditions contained in Application for Current Use Classification (entered into pursuant to RCW 84.34) Notice of Approval:

Recorded Date: January 24, 1980
Recording No.: 110899
Classification: Designated Forest