

03/04/2019 02:45:17 PM 4460008
Recording Fee \$101.00 Page 1 of 3
Warranty Deed
Island County Washington



AFTER RECORDING MAIL TO:

Whidbey Camano Land Trust
765 Wonn Road, C-201
Greenbank, WA 98253

Filed for Record at Request of:
Land Title & Escrow of Island County
Escrow No.: 03-171063-FE

Statutory Warranty Deed

Grantor(s): Dunlap Towing Company, a Washington Corporation
Grantee(s): Whidbey Camano Land Trust
Abbreviated Legal:
Pta Tidelands Sec 17-33N-R2 EWM

Assessor's Tax Parcel Number(s): R23317-528-1390

THE GRANTOR Dunlap Towing Company, a Washington Corporation for and in consideration of TWENTY THOUSAND SEVEN HUNDRED THIRTY FIVE AND NO/100 in hand paid, conveys and warrants to Whidbey Camano Land Trust the following described real estate, situated in the County of Island, State of Washington.

For Full Legal See Attached Exhibit "A"

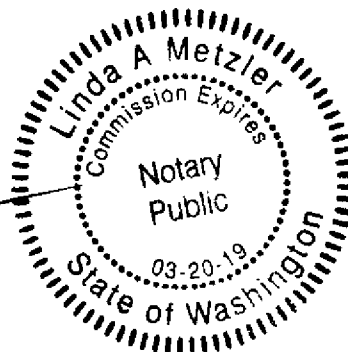
Subject to attached Exhibit "B" and general exceptions shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 03-171063-FE.

Dated 2/28/2019

Dunlap Towing Company

By: James L. Dunlap, President

STATE OF Washington
COUNTY OF Island } SS:



I certify that I know or have satisfactory evidence that James L. Dunlap is the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is authorized to execute the instrument and acknowledge that as the President of Dunlap Towing Company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/28/2019

Linda A Metzler

Notary Public in and for the State of Washington

Residing Skagit County

My appointment expires: 03/20/2019

EXHIBIT A

Tidelands of the Second Class described as follows:

**Beginning at the meander corner of Sections 16 and 17, Township 33 North, Range 2 E.W.M.
thence West 43.58 chains;
thence North 18.031 chains;
thence North 87°30' West 11 chains to the true point of beginning;
thence North 87°30' West 1.22 chains;
thence North 73°01' West 21.49 chains;
thence North 54°06' West 17.61 chains;
thence North 55°20' East 21.79 chains;
thence South 73°34'30" East 28.35 chains;
thence South 23°20' West 22.91 chains to the true point of beginning.**

**Excepting 1 chain of tidelands in front of the County road extended along the East boundary of
Section 7, Township 33 North, Range 2 E.W.M.**

Situate in the County of Island, State of Washington.

EXHIBIT B: PERMITTED EXCEPTIONS

1. Reservation contained in deed from the State of Washington recorded under Recording No. 53192, 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.
2. Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to in Item 1 above.
3. Any prohibition or limitation on the use, occupancy or improvements 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.
4. Rights and easements for commerce, navigation and fisheries.
5. Any question that may arise as to the location of the lateral boundaries of the tidelands or shorelands described herein.