

AFTER RECORDING MAIL TO:

James P. Jacobs
7011 115th Street N.W.
Marysville, WA 98271



199912290144
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: PA-91959-E
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): North Fidalgo Bay Investments, Inc.
Grantee(s): James P. Jacobs, Elizabeth Jacobs
Abbreviated Legal: Ptn of Lots 1 & 3, Short Plat No. 127-79 in 31-35-2 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P33416/350231-4-004-0206

THE GRANTOR NORTH FIDALGO BAY INVESTMENTS, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JAMES P. JACOBS and ELIZABETH JACOBS, husband and wife
the following described real estate, situated in the County of SKAGIT, State of Washington:

See Attached Exhibit A

See Attached Exhibit B

Dated this 28th day of December, 1999

By North Fidalgo Bay Investments,
Inc.

By

33134
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 29 1999

Amount Paid \$ 1,820.70
By Skagit Co. Treasurer
Deputy

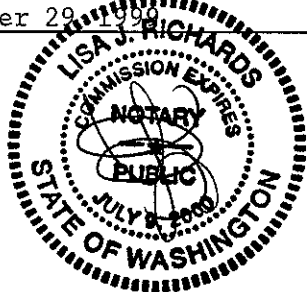
By Margaret A. Studer, President
Margaret A. Studer, President

By

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Margaret A. Studer
is the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledge it as the President
of North Fidalgo Bay Investments, Inc.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 29, 1999



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2000

Exhibit A

PARCEL "A":

Lot 3, Skagit County Short Plat No. 127-79, as approved November 19, 1982, and recorded November 19, 1982, in Volume 6 of Short Plats, pages 32 and 33, under Auditor's File No. 8211190004, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 in Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT from said Lot 3, those portions described as follows:

1. Beginning at the Southwest corner of said Lot 3;
thence North 1 degree 32'51" East along the West line of said Lot 3 a distance of 233.00 feet to the true point of beginning;
thence North 1 degree 32'51" East, continuing along said West line of Lot 3, a distance of 293.44 feet;
thence South 46 degrees 36'05" East along the Northeasterly line of said Lot 3 a distance of 471.14 feet;
thence South 26 degrees 33'42" West a distance of 12.54 feet;
thence North 46 degrees 36'05" West, parallel with said Northeasterly line, a distance of 180.00 feet;
thence South 69 degrees 00'04" West a distance of 229.07 feet to the true point of beginning.
2. Beginning at the most Easterly corner of said Lot 3;
thence North 88 degrees 36'37" West along the South line of said Lot 3 a distance of 170.34 feet;
thence North 1 degree 27'21" East a distance of 153.27 feet to the Northeasterly line of said Lot 3;
thence South 46 degrees 36'05" East along said Northeasterly line a distance of 229.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 1 of Short Plat No. 127-79, according to the map thereof recorded in Volume 6 of Short Plats, page 32, under Auditor's File No. 8211190004, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M., and being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1;
thence North 46 degrees 36'05" West along the Southwesterly line of said Lot 1 a distance of 49.43 feet to the true point of beginning;
thence continuing North 46 degrees 36'05" West along said Southwesterly line a distance of 86.46 feet;
thence North 26 degrees 33'42" East a distance of 12.74 feet;
thence South 53 Degrees 08'59" East a distance of 72.26 feet;
thence South 1 degree 27'21" West a distance of 27.47 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of Government Lot 5 of Section 31, Township 35 North, Range 2 East, W.M.;
thence North 39 degrees 36'45" West a distance of 77.18 feet;
thence North 7 degrees 12'26" West a distance of 20.00 feet to a point on said centerline, and hereafter referred to as Point "A";
thence North 82 degrees 47'34" East to the Westerly line of the State highway right-of-way and the true point of beginning of the centerline of the easement herein described;
thence South 82 degrees 47'34" West to the above referred to Point "A";
thence Southwesterly from said Point "A" to a point on the South line of said Lot 5, that is 165.0 feet West of the Southeast corner of said Lot 5;
thence West along the South line of Government Lot 5 to the Southwest corner of Government Lot 5, the terminal point of said centerline; and

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the East 15 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M., and over and across the West 15 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4;

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PARCEL "D":

A non-exclusive easement for ingress, egress and utilities, over, across, along and under the following:

A strip of land 40 feet in width lying 20 feet on both sides of the following described centerline:

Beginning at the Southwest corner of Section 32, Township 35 North, Range 2 East, W.M.;
thence South 88 degrees 03'11" East along the South line of said Section 32, 1,155.48 feet to the Westerly right-of-way line of State Highway No. 20;
thence North 11 degrees 37'35" West, 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue;
thence South 88 degrees 04'49" East along said Southerly line, 26.22 feet to the true point of beginning of the description;
thence North 32 degrees 52'12" West 124.22 feet;
thence South 50 degrees 42'01" West, 99.77 feet;
thence South 63 degrees 47'42" West, 158.03 feet;
thence North 77 degrees 14'12" West, 192.49 feet, more or less, to the Easterly right-of-way line of City of Anacortes waterline easement (Auditor's File No. 242886);
thence along said waterline easement a strip of land lying 40 feet Westerly of said waterline Easterly right-of-way line bearing North 26 degrees 45'57" West, 1,276 feet, more or less;
thence North 46 degrees 36'05" West, 118.17 feet, more or less, to a point on the Northerly line of Block 20, and the termination point of this description.

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PARCEL "E":

An easement for ingress, egress, and utilities over, under and across, that portion of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 2, as shown on that certain survey, as recorded in Book 20 of Surveys, at page 181, under Auditor's File No. 9807230084, records of Skagit County, Washington;
thence North 88 degrees 36'37" West, along the South line of said Lot 2, a distance of 5.96 feet to the true point of beginning;
thence North 46 degrees 00'09" West, 244.56 feet;
thence North 53 degrees 08'59" West, 57.42 feet;
thence along a non-tangent curve Northerly, Westerly, Southerly and Easterly, forming a cul-de-sac, whose radius point bears North 79 degrees 32'15" West, 45.00 feet through a central angle of 307 degrees 13'28", an arc distance of 241.29 feet;
thence South 53 degrees 08'59" East, 54.92 feet;
thence South 46 degrees 00'09" East, 198.58 feet to the South line of the aforesaid Lot 2;
thence South 88 degrees 36'37" East, 59.09 feet to the true point of beginning.

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Exhibit B

SUBJECT TO: Easement in favor of City of Anacortes, recorded January 14, 1931, under Auditor's File No. 240261; Easement in favor of Puget Sound Power & Light Co., recorded April 2, 1951, under Auditor's File No. 459743; Easement in favor of Puget Sound Power & Light Co. recorded July 1, 1957, under Auditor's File No. 553207; Easement for water line purposes, recorded September 14, 1960, under Auditor's File No. 598764; Relinquishment of right of access to State Highway and of light, view and air, under terms of Deed to the State of Washington, recorded September 19, 1965, under Auditor's File No. 541733; Easement for ingress, egress and utilities recorded October 26, 1971 and August 22, 1972, under Auditor's File No. 759682 and 772950 and various other instruments of record; Easement for water pipe lines recorded November 3, 1977, under Auditor's File Nos. 867966 and 867967; Notes shown on Short Plat; Declaration of Covenants, recorded November 27, 1989, under Auditor's File No. 8911270059; Conditions contained in grant of easement recorded May 30, 1995, under Auditor's File No. 9505300097; Conditions contained in Deed, recorded April 10, 1998, under Auditor's File No. 9804100051.



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