

When Recorded Return to:  
SECRET HARBOR SCHOOL  
1809 Commercial Avenue  
Anacortes, WA 98221  
Attention: Judy Grosvenor



200207150244  
Skagit County Auditor

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Island Title Company  
Order No.: AE8018 DLV

STATUTORY WARRANTY DEED

A2113S

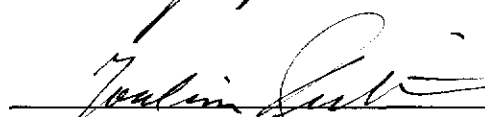
THE GRANTOR, JOACHIM RICHTER and PATRICIA A. RICHTER, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to SECRET HARBOR SCHOOL, a Washington corporation, the real estate situated in Skagit County, Washington legally described in Exhibit A attached hereto and incorporated herein by this reference.

Tax Account No.: 350104-2 006-0008 P31208

Abbreviated Legal Description: Ptn Lt 1, all Lots 2 & 3, SCSP 127-78

SUBJECT TO the matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

DATED: July 15, 2002.

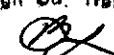
  
JOACHIM RICHTER

  
PATRICIA A. RICHTER

ACKNOWLEDGMENT ON PAGE 2

#3187  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 15 2002

Amount Paid \$ 9945.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that JOACHIM RICHTER and PATRICIA A. RICHTER are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: July 15, 2002.



Mary Mansfield  
Notary Public in and for the State of Washington  
Residing at Assenter  
My commission expires: 10-28-05



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EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2 and 3, Skagit County Short Plat No. 127-78, as approved March 16, 1979, and recorded March 20, 1979, in Volume 3 of Short Plats, Page 83, under Auditor's File No. 7903200011, records of Skagit County, Washington; being a portion of Government Lots 4 and 5, Section 4, Township 35 North, Range 1 East, of the Willamette Meridian;

EXCEPT that portion of said Lot 1 described as follows:

Beginning at the Southwest corner of said Lot 1;  
thence North along the West line thereof 170 feet;  
thence East parallel to the South line of said Short Plat 80 feet;  
thence South parallel to the West line of Lot 1 170 feet to the South line of said Short plat;  
thence West along the South line thereof for 80 feet to the true point of beginning.

TOGETHER WITH tidelands of the second class, if any, adjoining or abutting the property; and

TOGETHER WITH easements and licenses granted under the following instruments, which benefit the property:

Easement delineated on face of Short Plat No. 127-78 recorded in Volume 3 of Short Plats page 82 for roadway.

Partition Agreement recorded October 12, 1994, Auditor's File No. 9410120063, records of Skagit County, Washington, as amended by instrument recorded February 15, 2001 under Auditor's File No. 200102150133.

Declaration of Easement and Road Maintenance Agreement granted by instrument recorded November 13, 1995, Auditor's File No. 9511130019, records of Skagit County, Washington, as amended by instrument recorded February 15, 2001 under Auditor's File No. 200102150130.



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EXHIBIT B  
EXCEPTIONS

1. Water rights, claims or title to water.
2. Easement disclosed by Judgment Upon Remittur dated January 23, 1956, Cause No. 22110, Superior Court of Skagit County, Washington.
3. Easement delineated on face of Short Plat No. 127-78 recorded in Volume 3 of Short Plats page 82 for roadway.
4. Notes contained on the face of Short Plat No. 127-78, recorded in Volume 3 of Short Plats, page 82, as follows:

Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat; the buyer should inquire as to availability of said water.

Road must be constructed to Skagit County standards before or at the time ferry service is extended to Cypress Island. The construction and maintenance of private road will be the responsibility of the lot owners.
5. Partition Agreement recorded October 12, 1994, Auditor's File No. 9410120063, records of Skagit County, Washington, as amended by instrument recorded February 15, 2001 under Auditor's File No. 200102150133.
6. Declaration of Easement and Road Maintenance Agreement recorded November 13, 1995, Auditor's File No. 9511130019, records of Skagit County, Washington, as amended by instrument recorded February 15, 2001 under Auditor's File No. 200102150130.
7. Easement Agreement recorded April 5, 2000, Auditor's File No. 200004050002, records of Skagit County, Washington, as amended by instruments recorded February 15, 2001, August 14, 2001, and August 30, 2001, under Auditor's File Nos. 200102150131, 200108140043 and 200108300131.
8. Conditional Agreement for Sand Filter Sewage System Installation recorded June 11, 1985, Auditor's File No. 8506110001, records of Skagit County, Washington, affecting Lot 2.



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9. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

10. Any question that may arise due to shifting or change of the line of high water of Secret Harbor or Flounder Bay or due to said harbor or bay having shifted or changed its line of high water.

