

Return Address:
Land Title Company
2801 Commerical Avenue #2
Anacortes, WA 98221



200306260137
Skagit County Auditor

6/26/2003 Page 1 of 6 11:33AM

LAND TITLE COMPANY OF SKAGIT COUNTY

106528PAE

Document Title(s) (for transactions contained therein):

1. Statutory Warranty Deed
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:
(on page of documents(s))**

Grantor(s)

1. Shared Healthcare Systems, Inc.
- 2.
- 3.
- 4.

Additional Names on page of document.

Grantee(s)

1. Northwest Educational Service District #189
- 2.
- 3.
- 4.

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

Lot 2A of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under
AF#200306060196

Lot 2A Seafarers View

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

P32948/350219-0-040-0008

The Auditor/Recorder will rely on information provided on the form. The staff will not read

STATUTORY WARRANTY DEED

The Grantor, SHARED HEALTHCARE SYSTEMS, INC., who acquired title as Sun Healthcare Systems, Inc., A DELAWARE CORPORATION for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NORTHWEST EDUCATIONAL SERVICE DISTRICT #189 the following described real estate, situated in the County of Skagit, State of Washington.

DESCRIPTION:

Lot 2A of that certain Boundary Line Adjustment Survey recorded June 6, 2003, under Auditor's File No. 200306060196, being a revision of Lots 2A, 2B, 2C and 2D, "Seafarer's View," as recorded under Auditor's File No. 200112030101, and that certain Boundary Line Adjustment Survey recorded April 29, 2003, under Auditor's File No. 200304290104, records of Skagit County, Washington (the "BLA Surveys"); being in portions of Government Lots 1 and 2, Section 19, Township 35 North, Range 2 East, W.M., and of "Plate No. 10 Tide and Shore Lands of Section 19, Township 35 North, Range 2 East, W.M., Anacortes Harbor," according to the official map thereof on file with the State Land Commissioner at Olympia, Washington,

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: a non-exclusive, perpetual easement for ingress and egress over and across the existing as built roadway immediately North of Lot 2B of the Boundary Line Adjustment ("BLA") Survey beginning at R Avenue and continuing Easterly along the North line of said Lot 2B of the BLA Survey and thereafter continuing Southeasterly and then Westerly to the point where said roadway connects with the existing as built entry driveway across the Southerly portion of Lot 2B of the BLA Survey, said easement for the benefit of said Lot 2B of the BLA Surveys.

TOGETHER WITH: a non-exclusive, perpetual easement for ingress and egress over and across the existing as built driveway across the Southerly portion of Lot 2B of the BLA Surveys and on the existing interior driveways through said Lot 2B to parking lots along the Westerly boundary of Lot 2A of the BLA Survey.

Grantor, on behalf of itself and its successors and assigns, and Grantee covenant and agree that the legal descriptions for the easement conveyed to Grantee herein and the easement reserved to Grantor herein shall be amended by subsequent recorded document(s) containing metes and bounds descriptions for each easement, pursuant to a separate agreement between Grantor and Grantee executed concurrently with this Deed.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated this 25th day of June, 2003.
1



200306260137

Skagit County Auditor

Shared Healthcare Systems, Inc.

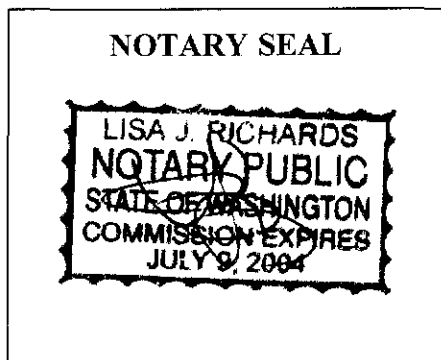
Lisa Matthews

Its: Lisa Matthews

STATE OF WASHINGTON)
) SS.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence Lisa Matthews
the person who appeared before me and said person acknowledged that she signed this
instrument, on oath stated she is authorized to execute the instrument and is
Vice President of Shared Healthcare Systems, Inc., as the free and voluntary
act of such entity for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 25 day of June 2003
2003.



[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
Printed Name: Lisa J. Richards

3089
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 26 2003

Amount Paid \$ 85,262.00
Skagit Co. Treasurer
By [Signature] Deputy



200306260137
Skagit County Auditor

EXCEPTIONS:

A. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Drainage
Area Affected: South 30 feet

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Utilities
Area Affected: West 10 feet

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes
Purpose: For surface water drainage
Area Affected: The South 30 feet
Dated: February 12, 1999
Recorded: February 17, 1999
Auditor's No.: 9902170073

D. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND RESERVATIONS:

For: South Harbor Center, Anacortes, Washington
Declaration Dated: March 2, 1999
Recorded: March 2, 1999
Auditor's File No.: 9903020097
Executed By: The Port of Anacortes, Washington, a municipal corporation
organized under the laws of the State of Washington

Said covenants have been re-recorded June 29, 2000, under Auditor's File No. 200006290013.

E. DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Healthcare Systems, Inc., and the State of Washington, Department
of Ecology
Recorded: September 6, 2000
Auditor's No.: 200009060070

F. Notes shown on Short Plat as follows:

1. Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning – Commercial Marine 1 (CM1).
3. Sewage disposal – City of Anacortes.



200306260137
Skagit County Auditor

EXCEPTIONS CONTINUED:

F. (Continued):

4. Water – City of Anacortes.
5. All maintenance and construction of private roads are the responsibility of the lot owners, and the responsibility of maintenance shall be in direct relationship to usage of road.
6. Basis of bearing is the centerline of “Q” Avenue between found monuments at intersections of 17th Street and 11th Street being N 00°01'10" W per record of Survey recorded in Book 10, at pages 113-118, under Auditor's File No. 9010110009.
7. This survey was performed in the Field Using a Leica TCA 1105 Total Station.
8. Skagit County Assessor's Parcel Number: P32948.
9. 10' utility easement centerline is an existing natural gas pipeline. Said non-exclusive easement is in favor of Lot 3 for underground natural gas service. Any repairs or maintenance to said utility line shall be performed only after service of reasonable notice to the owner of Lot 2. Repairs shall be conducted promptly, in a workmanlike manner and the premises returned to its prior existing condition immediately. Easement is appurtenant to and shall run with the land.
10. 30' drainage easement shown on sheet 3 of 3 is subject to design and usage restrictions as stated in that certain easement document recorded under Skagit County Auditor's File No. 9902170073.
11. Regarding the 10-foot wide easement abutting “R” Avenue and Seafarer's Way as shown on sheet 3 of 3: any installation, repairs or maintenance in this 10' non-exclusive utility easement shall be performed only after service of reasonable notice to the owner of Lot 2. Installation or repairs shall be conducted promptly, in a workmanlike manner and the premises returned to its prior existing condition immediately. Easement is appurtenant to and shall run with the land.
12. This parcel is subject to declaration of covenants, conditions, easements, restrictions, and reservations for South Harbor Center as recorded under Auditor's File No. 9903020097 and re-recorded under Auditor's File No. 200006290013. Said instruments executed by the Port of Anacortes.
13. This parcel is subject to Declaration of restrictive covenants and terms and conditions thereof as recorded under Auditor's File No. 200009060070. Said instrument executed by Shared Healthcare Systems, Inc., and State of Washington Department of Ecology.
14. Access locations for Lots 2C and 2D and Site Parking Agreements to be addressed at the time of development of Lots 2C and 2D.
15. Underground utilities are shown on Sheet 3 of 3 in their approximate locations as derived from contractor “as-constructed” drawings and engineering plans, no field locations were provided for this survey. Contractors should contact utility locate services prior to digging.
16. No building permits shall be issued for Lot 2C until utility services are provided to said lot.



200306260137
Skagit County Auditor

EXCEPTIONS CONTINUED:

F. (Continued):

17. An easement is hereby granted to Puget Sound Energy, its successors, assigns, representative and or contractors to maintain, repair, and replace electrical facilities. Said easement being ten (10) feet wide lying five (5) feet on each side of the electrical facilities as they exist and as such electrical facilities may be relocated. In the event of electrical facility relocation, a temporary construction easement being twenty (20) feet wide shall be granted to the aforementioned parties for installation purposes. Said easements affects all lots within this subdivision.

18. a. Easements are hereby granted to Lot 2B under and across lot 2A for sanitary sewer, gas, and water service, each easement being 10 feet wide, and lying 5 feet on each side of said utilities as they exist and as such utilities may be relocated.

b. Easements are hereby granted to Lots 2B and 2A under and across Lot 2D for sanitary sewer, gas, and water service. Each easement being 10 feet wide, and lying 5 feet on each side of said utilities as they exist and as such utilities may be relocated.

19. An easement is hereby granted to Cascade Natural Gas, its successors, assigns, representative, and or contractors to maintain, repair, and replace gas lines. Said easement being ten (10) feet wide lying five (5) feet on each side of the gas lines as they exist and as such gas lines may be relocated. In the event of gas line relocation, a temporary construction easement being twenty (20) feet wide shall be granted to the aforementioned parties for installation purposes. Said easements affects all lots within this subdivision.

20. a. A 10-foot wide easement is hereby granted to Lot 2B for storm water drainage across the existing swale within Lot 2A abutting the North line of Lot 2B as shown on sheet 3 of 3.

b. A 5-foot wide easement is hereby granted to Lot 2A for storm water drainage across said existing swale and for maintenance of said swale.

21. The 10-foot wide esplanade easement to the City of Anacortes as shown on Short Plat No. ANA-003, recorded in Volume 14 of Short Plats, pages 4 and 5, records of Skagit County, is hereby expanded to be 17 feet wide. This expansion is for the purpose of containing the existing 10-foot wide concrete walk within the easement as shown on sheet 3 of 3.

22. This survey has depicted existing occupation lines in accordance with W.A.C. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.



200306260137

Skagit County Auditor