

When Recorded Return to:  
SUNSET VIEW CONDOMINIUM DEVELOPER, LLC  
William L. Obrock



200309080357  
Skagit County Auditor

9/8/2003 Page 1 of 2 3:56PM

Chicago Title Company - Island Division  
Order No: AE9495 MM

**STATUTORY WARRANTY DEED**

C28644 ✓

THE GRANTOR **TODD KIRKPATRICK and CAROL A. KIRKPATRICK, husband and wife**

for and in consideration of **Forty-Seven Thousand and 00/100...(\$47,000.00) DOLLARS**

in hand paid, conveys and warrants to **SUNSET VIEW CONDOMINIUM DEVELOPER, LLC,  
a Washington Limited Liability Company**

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

Lot 2, of ANACORTES SHORT PLAT ANA-96-002, recorded December 27, 2002, under Auditor's File No. 200212270040, records of Skagit County, Washington; being a portion of Lots 67 and 68, ANACO BEACH, recorded in Volume 5 of Plats, page 4 and a portion of vacated Marine Drive.

Situated in Skagit County, Washington. **SEE PAGE TWO FOR CONTINUED LEGAL.**

Tax Account No. : 3858-000-068-0200 P119973

Subject to: Restrictions, reservations and easements of record.

Any future construction on this lot shall not unreasonably impede water view of property owner to SE (aka P61870)

Dated: September 1, 2003

*Todd Kirkpatrick*  
TODD KIRKPATRICK

Date

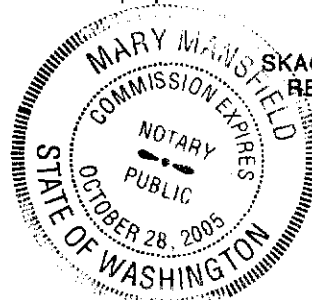
*Carol A. Kirkpatrick* 9/13/03  
CAROL A. KIRKPATRICK Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TODD KIRKPATRICK and CAROL A. KIRKPATRICK the person(s) who appeared before me, and said person(s) 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: 9-3-03

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



# 4589  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 03 2003

Amount Paid \$ *836.60*  
By *[Signature]* Skagit Co. Treasurer  
Deputy

Page two  
Statutory Warranty Deed  
Kirkpatrick to Sunset View Condominium Developer, LLC

An undivided 1/60th interest in that portion of the following described tidelands which adjoin Lot 7 and the Northwesterly 20 feet of Lot 8, Anaco Beach:

That portion of Tracts 2 and 3, Plate 3, Anacortes Tide Lands lying in front of Gov. Lot 3, Section 27, Township 35 North, Range 1, EWM, described as follows:

Beginning at a point on the Northeasterly side of Tract 3 which point is also the most Westerly point of Lot 6 of Anaco Beach;  
thence run Southwesterly to a point on the Southwesterly side of Tract 2, also on the inner harbor line, which is North 29°23'45" West and 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;  
thence South 29°23'45" East along said inner harbor line 95.08 feet;  
thence Northeasterly to a point on the Northeasterly side of Tract 3 which is North 52°33' West 40.02 feet from the most Southerly corner of said Lot 8 of said Anaco Beach;  
thence North 52°33' West 140.07 feet to said point of beginning.

All situate in Skagit County, Washington.



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Skagit County Auditor