

**AFTER RECORDING MAIL TO:**  
**Sandy Beach Investments LLC**  
**3201 Commercial Avenue**  
**Anacortes, WA 98221**



200405280108  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A80916

FIRST AMERICAN TITLE CO.  
A80916E-1

## Statutory Warranty Deed

**Grantor(s): Donna Lee Green, Michael Joseph Green, Denise Marie Harp, Julie Ann Weaver and Daniel Jay Green**  
**Grantee(s): Sandy Beach Investments LLC**  
**Assessor's Tax Parcel Number(s): 350127-0-029-0004 P32382, 3858-000-018-0007 P61834, 3858-000-017-0107 P61833**

**THE GRANTOR Denise Marie Harp; Julie Ann Weaver, who acruied title as Julie Ann Boner; Daniel Jay Green; Donna Lee Green and Michael Joseph Green, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sandy Beach Investments LLC the following described real estate, situated in the County of Skagit, State of Washington.**

Parcel "A":

Lots 17 and 18, "ANACO BEACH", according to the plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, EXCEPT the following described tracts:

(1) Beginning at the most Northerly corner of Lot 17, "ANACO BEACH"; thence Southwesterly along the Northwesterly line of said Lot 17, 305 feet; thence Southeasterly parallel to the Southwesterly line of Lot 17, 11 feet; thence Northeasterly parallel to the Northwesterly line of Lot 17 to the Northeasterly line of said lot; thence Northwesterly along the Northeasterly line of said Lot 17, to the point of beginning.

(2) Beginning at the most Northerly corner of said Lot 17; thence Southwesterly along the Northwesterly line of said Lot 17, 305 feet to the true point of beginning of this description; thence Southeasterly parallel to the Southwesterly line of Lot 17, 11 feet; thence Southwesterly parallel to the Northwesterly line of said Lot 17 to the Southwesterly line of said Lot 17; thence Northwesterly to the most Westerly corner of said Lot 17; thence Northeasterly along the Northwesterly line of said Lot 17 to the point of beginning.

Parcel "B":

That portion of Tract 3, Plate 3, Anacortes, Tide Lands lying in front of part of Lot 3, as shown on the Official Map on file in the Office of the Commissioner of Public Lands in Olympia, Washington, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3 which point is also the most Westerly point of Lot 17 of "ANACO BEACH", according to the plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington; thence South 50 degrees 15' East along the Southwesterly line of said Lot 17; a distance of 11.0 feet to the true point of beginning of this description; thence Southwesterly to a point on the Southwesterly side of said Tract 3, also on the inner harbor line, which is South 29 degrees 23'45" East 318.57 feet from the intersection of said inner harbor line with the West line of said Tract 3; thence South 29 degrees 23'45" East along said inner harbor line 60.28 feet; thence Northeasterly to a point on the Northeasterly side of said Tract 3, which is the most Southerly point of Lot 18 of said Plat of "ANACO BEACH"; thence North 50 degrees 15' West 94.0 feet to the true point of beginning.

SUBJECT TO the Exceptions contained on Schedule B-1 attached hereto.

Dated: 5/19/2004

Donna Lee Green  
Donna Lee Green  
Denise Marie Harp  
Denise Marie Harp  
Daniel Jay Green  
Daniel Jay Green

Michael Joseph Green  
Michael Joseph Green  
Julie Ann Weaver  
Julie Ann Weaver  
2634  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

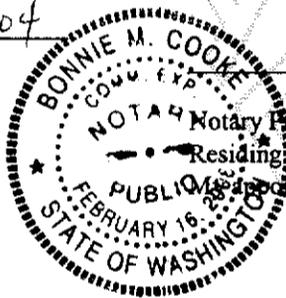
MAY 26 2004

Amount Paid \$ 12460.00  
Skagit Co. Treasurer  
By SP Deputy

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Donna Lee Green, the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-21-04



Bonnie M. Cooke  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 02-16-08

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Michael Joseph Green, the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/21/04



Dianne Kharoufeh  
Notary Public in and for the State of Washington  
Residing at Sammamish Wa.  
My appointment expires: 11/19/04

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Denise Marie Harp, the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/22/04



Dianne Kharoufeh  
Notary Public in and for the State of Washington  
Residing at Sammamish Wa.  
My appointment expires: 11/19/04



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STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Julie Ann Weaver, the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.



Date: 5-21-04

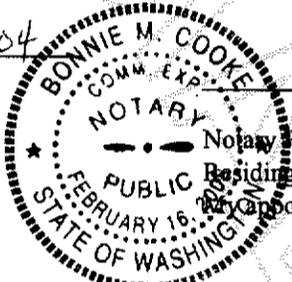
Heather Tracy

Notary Public in and for the State of Washington  
Residing at Redmond  
My appointment expires: 8-14-07

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Daniel Jay Green, the person who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-21-04



Bonnie M. Cooke

Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 02-16-05

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Donna Lee Green, Michael Joseph Green, Denise Marie Harp, Julie Ann Weaver and Daniel Jay Green, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/22/04

Dianne Kharoufeh

Notary Public in and for the State of Washington  
Residing at Sammamish  
My appointment expires: 11/19/04



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**SCHEDULE "B-1"**

**Exceptions:**

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. Reservation contained in deed from the State of Washington, recorded under Auditor's File No. 687344 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 to all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroad, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

This matter applies only to tidelands.

C. Right of the public to make all necessary slopes for cuts or fills upon the lots, blocks or tracts of land shown on the plat in the reasonable, original grading of all the streets and avenues shown thereon, as granted in the dedication of the plat.

D. Right to construct and use a right-of-way 12 feet in width over and across a portion of Lot 18, as granted by instrument recorded July 31, 1958 under Auditor's File No. 566911.

E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.



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