

AFTER RECORDING MAIL TO:
Mr. William Brevoort, Member
7 Reef Point Lane
La Conner, WA 98257



200409300161
Skagit County Auditor

9/30/2004 Page 1 of 4 1:44PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A80730

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): 3912-000-007-0004 P65272

A80730E

THE GRANTOR John P. Kennedy, V and Sandra K. Kennedy, Trustees of the Kennedy Family 1998 Revocable Trust established pursuant to the terms of the revocable living trust agreement dated April 21, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brevoort Family LLC, the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 7 of Assessors Plat of "FAHLEN'S SNEE-OOSH TRACTS", according to the plat thereof recorded in Volume 8 of Plats, page 86, records of Skagit County, Washington.

Parcel "B":

An undivided one-ninth (1/9th) interest in and to that certain community area described in Exhibit "B" of instrument recorded December 27, 1962, under Auditor's File No. 630229;

Also known as community Tracts 9 and 10 and Private Road of Assessors Plat of "FAHLEN'S SNEE-OOSH TRACTS" as per plat recorded in Volume 8, page 86, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions and easements, as per attached Exhibit "A".

Dated: 8/23/2004

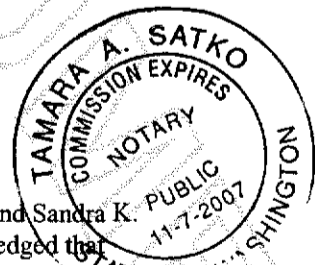
KENNEDY FAMILY 1998 REVOCABLE TRUST

John P. Kennedy V 5319 Sandra K. Kennedy
John P. Kennedy V, Trustee SKAGIT COUNTY WASHINGTON Sandra K. Kennedy, Trustee
REAL ESTATE EXCISE TAX

SEP 30 2004

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 4628.00
Skagit Co. } Treasurer
By Mary SS Deputy



I certify that I know or have satisfactory evidence that John P. Kennedy V, Trustee and Sandra K. Kennedy, Trustee, 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: 8/24/04

Tamara A. Satko

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

Exceptions:

A. RESERVATIONS CONTAINED IN DEED:

From: Cecilia Joshua
Dated: February 20, 1928
Recorded: February 16, 1931
Auditor's No.: 241135, in Volume 157 of Deeds, page 20
As Follows:

"The present roadway through said land not more than thirty feet in width is hereby reserved until vacated by law. There is also reserved from the lands herein conveyed a right-of-way for canals and ditches constructed or to be constructed under authority of the United States."

B. LAND USE AGREEMENT AND RESTRICTIONS CONTAINED IN INSTRUMENT, AS HERETO ATTACHED:

Dated: December 26, 1962
Recorded: December 27, 1962
Auditor's No.: 630229

By document recorded under Auditor's File No 8909210096, said Agreement was amended.

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric line
In Favor Of: Puget Sound Power & Light Company
Recorded: August 19, 1964
Auditor's No.: 654792
Affects:

The "community tract", the exact width and location therein not being disclosed on the record. (Affects community tract)



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D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: March 5, 1937
Auditor's No.: 287330

Affects: A strip of land, the exact width of which not being disclosed on the record, the centerline of which is described as follows:

Commencing at a meander corner located at a point on the North and South centerline of Section 27, Township 34 North, Range 2 East W.M., approximately 145 feet North of the 1/4 corner at the Southwest corner of the Southeast 1/4 of Section 27, Township 34 North, Range 2 East W.M.; thence North 4 degrees 13' East 1260 feet; thence South 87 degrees 26' East approximately 1119 feet; thence North 59 degrees 30' West 44.6 feet to the true point of beginning; thence North 59 degrees 30' West 172 feet. (Affects community tract)

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, INCLUDING COVENANTS AGAINST BLASTING:

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: March 5, 1937
Auditor's No.: 287337
Affects: A strip of land the width of which is not disclosed, the centerline of which is described as follows:

Commencing at a meander corner located on the North and South centerline of Section 27, Township 34 North, Range 2 East W.M., approximately 145 feet North of the 1/4 corner common to Sections 27 and 34, Township 34 North, Range 2 East W.M.; thence North 4 degrees 13' East 1189.15 feet; thence South 84 degrees 47' East approximately 1139 feet to the true point of beginning; thence North 59 degrees 30' West approximately 48 feet. (Affects community tract)

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: November 4, 1965
Auditor's No: 674100 and 674104
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Affects: 10 foot strip

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 1
Dated: December 9, 1964
Recorded: March 18, 1965
Auditor's No: 663552 (Volume 344, page 577)
Purpose: Sewer pipe(s)
Area Affected: A strip of land 16 feet in width



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H. 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.)

I. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

J. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Reef Point Community Association, et al
Dated: April 17, 1989
Recorded: September 21, 1989
Auditor's No.: 8909210094 and 8909210095
Purpose: Ingress, egress and water line
Area Affected: Lot 8 and community tract

K. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjacent property
Recorded: February 2, 1965
Auditor's No.: 661664
For: Ingress and egress
Affects: 20 foot strip along Easterly and Northerly lines

L. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: April 14, 1998
Auditor's No.: 9804140103
(Copy Attached:

Said Matters include but are not limited to the following:

1. Driveway and landscaping encroachments.

M. TERMS AND CONDITIONS OF WATER USERS AGREEMENT:

Dated: July 12, 2004
Recorded: August 10, 2004
Auditor's No.: 200408100115

N. Notice to Future Property Owners regarding Reef Point Water System recorded August 10, 2004 under Auditor's File No. 200408100116.



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