

AFTER RECORDING MAIL TO:
Mr. and Mrs. Matthew J. Lieske
4501 Woodside Drive
Anacortes, WA 98221

200410010087
Skagit County Auditor

10/1/2004 Page 1 of 2 11:17AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81558

Statutory Warranty Deed

Grantor(s): Kevin A. Smith
Grantee(s): Matthew J. Lieske and Kimberley A. Lieske
Assessor's Tax Parcel Number(s): 3858-000-059-0007 P61863

FIRST AMERICAN TITLE CO.

A81558E

THE GRANTOR Kevin A. Smith, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew J. Lieske and Kimberley A. Lieske, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 59, "ANACO BEACH", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, EXCEPT that portion defined as follows:

Beginning at the Southwest corner of said Lot 59; thence North 89 degrees 56'00" East 239.00 feet along the South line of said Lot 59 to the true point of beginning; thence continue North 89 degrees 56'00" East 82.00 feet along said South line; thence North 00 degrees 04'00" West 41.00 feet; thence South 89 degrees 56'00" West 30.50 feet; thence South 72 degrees 40'28" West 53.93 feet to a point that is North 00 degrees 04'00" West from the true point of beginning; thence South 00 degrees 04'00" East 25.00 feet to the true point of beginning;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as established by Quit Claim Deed recorded under Auditor's File No. 773630 and as clarified by documents recorded under Auditor's File Nos. 9006140092, 9008290036 and 9008290037.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Exhibit "A" attached hereto.

Dated: .

Kevin A. Smith
Kevin A. Smith

5360
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 01 2004

Amount Paid \$ 0052.00
Skagit Co. Treasurer
By [Signature] Deputy

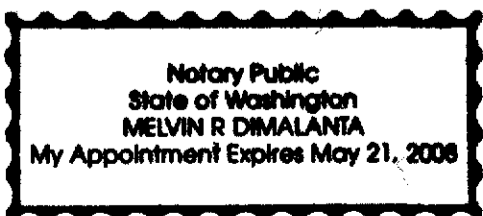
STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Kevin A. Smith, 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: 9/9/04

Melvin R Dimalanta

Notary Public in and for the State of Washington
Residing at ISSAQUAH
My appointment expires: MAY 21, 2008



Exceptions:

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

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

In Favor Of: The Owners of Tracts 57 through 62 of
Anaco Beach, Skagit County, Washington
Recorded: September 6, 1972
Auditor's No.: 773630 and various other documents of
record
For: Waterline and roadway
Affects: Undisclosed location

The location of said easement was clarified by Agreement recorded under Auditor's File Nos. 9006140092, 9008290036 and 9008290037.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Public Works Department
Recorded: February 22, 1991
Auditor's No.: 9102220064
Regarding: Access for future development

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: SP-99-0026
Recorded: December 17, 2002
Auditor's No.: 200212170074
(copy attached)

Said matters include but are not limited to the following:

1. Encroachment of shed onto the subject property.



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