

AFTER RECORDING MAIL TO:
David R. Cox and Barbara J. Cox
3005 224th Avenue N.E.
Sammamish, WA 98024

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83667



200502010104
Skagit County Auditor

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Statutory Warranty Deed

Grantor(s): Sandy Beach Investments LLC
Grantee(s): David R. Cox and Barbara J. Cox

FIRST AMERICAN TITLE CO.

Ptn. Lots 17 - 18, "ANACO BEACH" (aka Lot 1, Short Plat No. ANA-04-008, Auditor's File No. 200501120062)

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3858-000-017-0107, P61833, 3858-000-018-0007, P61834, 350127-0-029-0004, P32382

THE GRANTOR Sandy Beach Investments, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Barbara J. Cox and David R. Cox, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Anacortes Short Plat No. ANA-04-008, approved January 11, 2005, recorded January 12, 2005 under Skagit County Auditor's File No. 200501120062; being a portion of Lots 17 and 18, "Anaco Beach", according to the plat recorded in Volume 5 of Plats, page 4, records of Skagit County Washington and a portion of Tract 3, Plate 3, "Anacortes Tidelands" as shown on the official map in the office of the Commissioner of Public Lands in Olympia, Washington; Section 27, Township 35 North, Range 1 East, W.M..

SUBJECT TO the maximum height restriction of 26 feet above the ordinary height water line (OHW) datum of eight feet as set forth in Section 4.3 "Maximum Heights" of the Covenants, Conditions and Restrictions of "Sandy Beach" Short Plat, as recorded on February 1, 2005 under Auditor's File No. 200502010103 records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated January 25, 2005

Sandy Beach Investments LLC

By: Charles Barefield, Member

By: James Clarke, Member

By: Robin Barefield, Member

By: Kathleen Clarke, Member

510
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 01 2005

Amount Paid \$ 8,099.00
By Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Charles Barefield, Robin Barefield, James Clarke and Kathleen Clarke the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are members of Sandy Beach Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

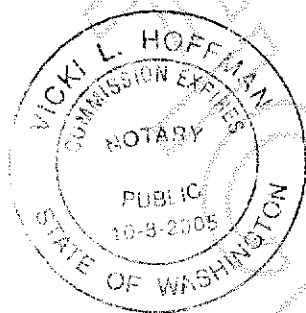
Date: 2-1-05

Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-05



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.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	ANA 04-008
Recorded:	January 12, 2005
Auditor's No.:	200501120062

Said matters include but are not limited to the following:

Fire equipment access easement to City of Anacortes and successors/assigns

A storm drainage easement is hereby reserved for and granted to the City of Anacortes and successors/assigns under and upon a strip of land 20.00 feet wide being 10.00 feet on each side of the lot line that is common to Lots 1 and 2

Together with the right to enter upon said easements at all times for the purposes stated with the understanding that any grantee shall be responsible for restoring the property to conditions found prior to work within the easement.



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A 5' wide pedestrian beach access easement over Lot 2 for the benefit of Lot 3

A 30' wide access, utilities and landscape easement over Lot 2 for the benefit of Lot 3

Short Plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the administrator.

This project is subject to applicable water, sewer and stormwater general facility and hookup fees and transportation, fire, school and park impact fees. These fees are payable at levels in affect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.

Surface water management controls shall be implemented to the City Engineer's specifications/ordinance #2441 and shall specifically protect downstream property owners.

A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction.

Connection to City water for all Lots, with fire hydrants as approved by City Fire Chief,

All utilities shall be constructed to City standards. Street improvements shall be completed as required by the Public Works Director.

Location of structure(s) as delineated on the face of the subject short plat, affecting the shared boundary life of Lots 1 and 2 of said subject short plat.



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