

AFTER RECORDING MAIL TO:
John Ripley and Constance Ripley
2919 V Avenue
Anacortes, WA 98221



200505180131
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116087-PAE

Statutory Warranty Deed

Grantor(s): North Harbor Diesel
Grantee(s): John Ripley and Constance Ripley
Abbreviated Legal Ptn-Tr. 2, Pl. 11, Anac. Tidelands.
Assessor's Tax Parcel Number(s): P33186/350230-0-209-0000

THE GRANTOR, NORTH HARBOR DIESEL, A WASHINGTON LIMITED LIABILITY COMPANY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Ripley and Constance Ripley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Tract 2, Plate 11, ANACORTES TIDE AND SHORELANDS, according to the official map thereof in the office of the State Land Commissioner in Olympia, Washington, described as follows:

Beginning at the intersection of 30th Street and "T" Avenue;
thence South 89°59'40" East 584.25 feet;
thence South 52°24'04" East 299.52 feet;
thence South 89°59'40" East 223.74 feet;
thence North 06°00'12" West 218.66 feet to the Southeast corner of that certain tract conveyed to Ernest Armstrong, et ux, by deed recorded May 18, 1989, under Auditor's File No. 8905180038, and the true point of beginning;
thence South 90°00' East 112.83 feet to an intersection with the inner harbor line;
thence South 30°20'05" East along said inner harbor line for 66.23 feet;
thence South 02°46'07" East for 120.47 feet to the North line of 30th Street as conveyed to the public for roadway purposes by deeds recorded June 29, 1989, under Auditor's File Nos. 8906290046 and 8906290047;
thence North 89°59'40" West 203.20 feet along said North line to the beginning of a curve to the right having a radius of 400 feet;
thence along the arc of said curve through a central angle of 31°02'29" an arc distance of 216.71 feet;
thence North 6°0'12" West 120.83 feet to the Southwest corner of the above said Armstrong Tract;
thence South 90°00' East along the South line of said Armstrong Tract 270.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Dated May 13, 2005

North Harbor Diesel

By:

John Ripley member
Constance S. Ripley member
Howard D. Bertram member

2461
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 18 2005

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

STATE OF Washington -
County of Skagit

I certify that I know or have satisfactory evidence John Ripley & Constance Ripley
Edward Dean & Pamela Dean the persons who appeared before
me, and said person s acknowledged that they signed this instrument, on oath stated they are
authorized to execute the instrument and is members
of North Decatur Island, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/18/05

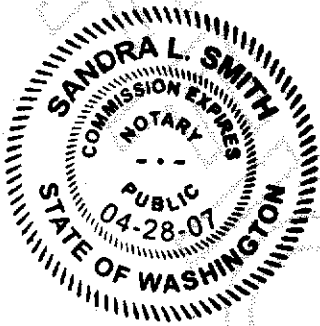
Sandi Smith

Sandi Smith

Notary Public in and for the State of Washington

Residing at Decatur Island

My appointment expires: 4/28/2007



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UNOFFICIAL DOCUMENT

