

AFTER RECORDING MAIL TO:
Mark Haggerty
13574 South Green Street
Anacortes, WA 98221



200506300270
Skagit County Auditor

6/30/2005 Page 1 of 3 3:40PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85167

Statutory Warranty Deed

Grantor(s): Scott A. Reed and Donna M. Reed

Grantee(s): Mark Haggerty

Assessor's Tax Parcel Number(s): 4001-001-002-0007, P69209, 4001-001-003-0006, P69211

FIRST AMERICAN TITLE CO.

A85167-1

THE GRANTOR Scott A. Reed and Donna M. Reed, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Mark Haggerty, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 3, Block 1, "SIMILK BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

Parcel "B":

That portion of Lot 2, Block 1, "SIMILK BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 2; thence West along the North line of said Lot 2, a distance of 10.00 feet to the true point of beginning; thence continuing West along the North line of said Lot 2, a distance of 90.00 feet to the Northwest corner of said Lot 2; thence South 2 degrees 27' East along the West line of Lot 2, a distance of 10.00 feet; thence East parallel to the North line of said Lot 2 to a point 10.00 feet West of the East line of said Lot 2; thence Northeasterly parallel to the East line of said Lot 2 to the true point of beginning.

3451
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$ 4,352.10
Skagit Co. Treasurer
By *DL* Deputy

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

Dated: June 27, 2005

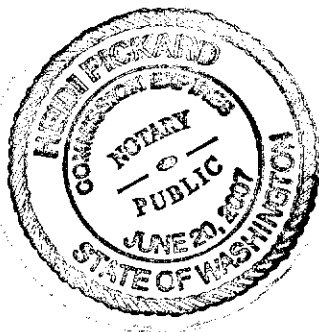
Scott A. Reed

Donna M. Reed

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Scott A. Reed and Donna M. Reed, 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: June 29, 2005



Heidi Richard
Notary Public in and for the State of Washington
Residing at Redmond
My appointment expires: 6-20-07



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A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Similk Beach Development Company
Recorded: January 10, 1935 and September 25, 1951
Auditor's Nos.: 266914 and 466082
Purpose: Water and sewer pipe lines and telephone and electric transmission lines
Area Affected: Strip of land 4 feet wide along the back or rear line of each lot and along the side lines thereof

B. Restrictive covenants contained in Deed recorded under Auditor's File No. 225146, through which title is claimed from the Similk Beach Development Company, but omitting restrictions, if any, based on race, color, religion or national origin, a copy of which is hereto attached.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9305060032 and 9305060033
Document Title: Variance Permit
Regarding: Construction of addition



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