

When Recorded Return to:
MICHAEL M. ATTERBERRY
WENDY D. ATTERBERRY
1514 32nd Street
Ariacortes WA 98221



200508050167
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: AE10912 MM

STATUTORY WARRANTY DEED

IC35838

THE GRANTOR LOUIS E. BRATZ, JR. and JANET M. BRATZ, husband and wife

for and in consideration of **Four Hundred Thirty-Seven Thousand Five Hundred and 00/100...(\$437,500.00) DOLLARS**

in hand paid, conveys and warrants to **MICHAEL M. ATTERBERRY and WENDY D. ATTERBERRY, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A WHICH IS HERETO ATTACHED.

Situated in Skagit County, Washington.

Tax Account No. : 3858-000-061-0201 P103205

Subject to: Restrictions, reservations and easements of record

Dated: July 21, 2005

LOUIS E. BRATZ, JR. Date 7-29-05

JANET M. BRATZ Date 7-29-05

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LOUIS E. BRATZ, JR. and JANET M. BRATZ the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned.

Dated: July 28, 2005

DEANNA M. ROGERS
Notary Public in and for the State of Washington
Residing at Island County
My appointment expires: 6-15-08



EXHIBIT "A"

PARCEL A:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 31-90 as approved February 6, 1991, and recorded February 8, 1991, in Volume 9 of Short Plats, pages 313 through 315, under Auditor's File No. 9102080001, records of Skagit County, Washington; being a portion of Lots 60 and 61, Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for road right-of-way and right of ingress and egress and water line, being 20 feet in width, the centerline of which is more particularly described as follows:

Commencing at the Northwest corner of Lot 57, Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington; Thence South $29^{\circ}38'00''$ East 136.39 feet along the Westerly line of said Lot 57 to the true point of beginning of said centerline, said point also being the centerline of Seabreeze Place, a private road as shown on Skagit County Short Plat No. 114-78, approved September 1980, and recorded October 2, 1980, in Volume 4 of Short Plats, page 185, under Auditor's File No. 8010020002, records of Skagit County, Washington; Thence North $43^{\circ}28'00''$ East 163.63 feet along said centerline to the North line of said Lot 57;

Thence North $37^{\circ}06'31''$ East 81.64 feet along said centerline of Seabreeze Place to a point curvature;

Thence along the arc of said curve to the right having a radius of 100.00 feet, through a central angle of $66^{\circ}43'52''$, an arc distance of 116.47 feet to a point of tangency;

Thence South $76^{\circ}09'37''$ East 49.91 feet;

Thence South $86^{\circ}00'00''$ East 70.00 feet to a point of curvature;

Thence along the arc of said curve to the left having a radius of 40.00 feet, through a central angle of $79^{\circ}24'46''$, an arc distance of 55.44 feet to a point of tangency;

Thence North $14^{\circ}35'14''$ East 19.50 feet to a point of curvature;

Thence along the arc of said curve to the left having a radius of 122.00 feet, through a central angle of $69^{\circ}20'37''$, an arc distance of 147.65 feet to a point of compound curvature;

Thence along the arc of said curve to the left having a radius of 410.00 feet, through a central angle of $17^{\circ}48'02''$, an arc distance of 127.38 feet to a point of reverse curvature;

Thence along the arc of said curve to the right having a radius of 40.00 feet, through a central angle of $77^{\circ}25'05''$, an arc distance of 54.05 feet to a point of compound curvature;

Thence along the arc of said curve to the right, having a radius of 170.00 feet, through a central angle of $25^{\circ}28'24''$, an arc distance of 75.58 feet to a point of reverse curvature;

Thence along the arc of said curve to the left, having a radius of 250.00 feet, through a central angle of $18^{\circ}44'06''$, an arc distance of 81.75 feet to a point of reverse curvature.

Thence along the arc of said curve to the right, having a radius of 150.00 feet, through a central angle of $41^{\circ}31'25''$, an arc distance of 108.71 feet to a point of reverse curvature;

Thence along the arc of said curve to the left, having a radius of 145.00 feet, through a central angle of $25^{\circ}45'14''$, an arc distance of 65.18 feet to a point of tangency;

Thence North $27^{\circ}22'09''$ East 54.00 feet to a point of curvature;

Thence along the arc of said curve to the left having a radius of 130.00 feet, through a central angle of $30^{\circ}40'31''$, an arc distance of 69.60 feet to a point of tangency;

Thence North $03^{\circ}18'22''$ West 311.28 feet;

Thence North $16^{\circ}34'53''$ West 255.86 feet to the North line of Lot 61, said Anaco Beach, and the terminus of said centerline of 20 foot wide easement, at a point that is North $89^{\circ}56'00''$ East 495.30 feet from the Northwest corner of said Lot 61.

Situated in Skagit County, Washington.

(Continued)



PARCEL B:

A 60 foot wide easement for ingress, egress and utilities over, under and through a portion of Lot 57, Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, the centerline of which is described as follows:

Beginning at a point on the North line of Lot 57 which lies North $89^{\circ}51'19''$ East, a distance of 181.21 feet from the Northwest corner thereof, also from said point of beginning the center of a non-tangent curve bears South $45^{\circ}17'18''$ East, a distance of 490.00 feet;

Thence Southwesterly along said curve through a central angle of $04^{\circ}50'53''$, and an arc distance of 41.46 feet;

Thence South $39^{\circ}51'49''$ West, a distance of 88.52 feet to the point of curvature of a curve concave to the Northwest having a radius of 160.00 feet;

Thence Southwesterly along said curve through a central angle of $13^{\circ}01'44''$ and an arc distance of 36.38 feet to a point on the West line of said Lot 57 at a point which lies South $29^{\circ}42'41''$ East, a distance of 141.85 feet from the Northwest corner thereof and the terminal point of this centerline description.

Situated in Skagit County, Washington.



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Skagit County Auditor