

AFTER RECORDING MAIL TO:

Mark Edward Ortman, Trustee
4425 Anaco Beach Road
Anacortes, WA 98221



200509120138
Skagit County Auditor

9/12/2005 Page 1 of 4 3:24PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85582

Statutory Warranty Deed

Grantor(s): Joseph G. Hansen and Barbara M. Hansen
Grantee(s): Ortman Family Trust

FIRST AMERICAN TITLE CO.
A85582

Ptn. Lots 15 to 17 Anaco Beach

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3858-000-017-0008, P61832


THE GRANTOR Joseph G. Hansen and Barbara M. Hansen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Edward Ortman and Ramona Anne Ortman, as Trustees of The Ortman Family Trust dated April 27, 1993, as amended the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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

Dated August 29, 2005


Joseph G. Hansen



Barbara M. Hansen

5005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

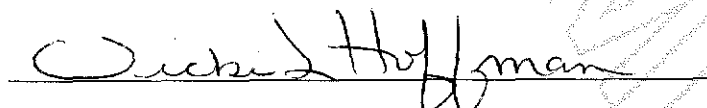
SEP 12 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 24925⁰⁰
By  Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that Joseph G. Hansen and Barbara M. Hansen, 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: 9-12-05



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



EXHIBIT A

Parcel A:

Beginning at the most Northerly corner of Lot 17, ANACO BEACH, according to the Plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;
Thence Southwesterly along the Northwesterly line of said Lot 17, 305 feet;
Thence Southeasterly parallel to the Southwesterly line of Lot 17, 11 feet;
Thence Northeasterly parallel to the Northwesterly line of Lot 17 to the Northeasterly line of said Lot;
Thence Northwesterly along the Northeasterly line of said Lot 17 to the point of beginning;

Parcel B:

That portion of Lot 17, ANACO BEACH, according to the Plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Lot 17;
Thence Southwesterly along the Northwesterly line of said Lot 17, 305 feet to the true point of the beginning of this description;
Thence Southeasterly parallel to the Southwesterly line of Lot 17, 11 feet;
Thence Southwesterly parallel to the Northwesterly line of said Lot 17 to the Southwesterly line of said Lot 17;
Thence Northwesterly to the most Westerly corner of said Lot 17;
Thence Northeasterly along the Northwesterly line of said Lot 17 to the point of beginning.

Parcel C:

Lots 15 and 16, ANACO BEACH, according to the Plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

EXCEPT the Northwesterly 7 feet of said Lot 15;

Parcel D:

That part of Tract 3, Plate No. 3, Tide and Shore Lands of Section 27, Township 35, Range 1, East of the Willamette Meridian, Anacortes Harbor, the official map thereof being on file in the office of the State Land Commissioner at Olympia, Washington described as follows:, to wit:



Beginning at a point on the Northeasterly side of said Tract 3 which is the most Westerly corner of Lot 15, ANACO BEACH, according to the Plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

Thence Southwesterly in a straight line to a point on the inner harbor line that is South 29°23'45" East 226.11 feet from the most Westerly corner of said Tract 3;

Thence South 29°23'45" East 81.46 feet;

Thence Northeasterly in a straight line to the most Westerly corner of Lot 17 of said Plat of Anaco Beach;

Thence North 50°15' West 120 feet to the point of beginning;

EXCEPT any portion thereof not within the boundaries of Tideland Tract as conveyed by Skagit County, by deed recorded September 27, 1954, under Auditor's File No. 507167, records of Skagit County, Washington.

Parcel E:

That portion of Tract 3, Plate 3, Anacortes Tidelands, lying in front of Lot 3, Section 27, Township 35 North, Range 1, East of the Willamette Meridian, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 17 of Anaco Beach, according to the Plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

Thence South 50°15' East along the Southwesterly line of said Lot 17, a distance of 11.0 feet;

Thence Southwesterly to a point on the Southwesterly side of said Tract 3, also on the inner harbor line, which is South 29°23'45" East 318.57 feet from the intersection of said inner harbor line with the West line of said Tract 3;

Thence North 29°23'45" West along said inner harbor line a distance of 11.0 feet to a point that is South 29°23'45" West 307.57 feet from the intersection of said inner harbor line with the West line of said Tract 3;

Thence Northeasterly to the point of beginning.



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EXHIBIT B

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. 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.)

C. Reservation of minerals, etc., as provided by Section 7797-56, of Remington's Revised Statutes, as contained in Deed from the State of Washington, recorded under Auditor's File No. 456831.

D. Reservations 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 of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, 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.)



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