



200510030148  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
Andrew R. Maxwell  
201 V Avenue  
Anacortes, WA 98221

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85915

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.  
A85915

**Grantor(s):** Aialik Bay Partners  
**Grantee(s):** Andrew R. Maxwell  
Lots 6 through 10, inclusive, Block 280, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"  
**Assessor's Tax Parcel Number(s):** P57067, 3780-009-011-0107

**THE GRANTOR Aialik Bay Partners** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand-paid, conveys and warrants to **Andrew R. Maxwell, an unmarried man** the following described real estate, situated in the County of **Skagit**, State of Washington.

All that part of Lots 6 through 10, Block 280, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington, and all that part of the North 1/2 of the vacated alley in said Block, which lie Westward of a line parallel to and 131.3 feet Eastward of the East line of Avenue "V" - aka Lot C of a Survey recorded under Auditor's File No. 200504060099 TOGETHER WITH a non-exclusive access and utilities easement on the East 20 feet of Lot D in said Survey recorded April 6, 2005 under Auditor's File No. 200504060099

ALSO TOGETHER WITH a non-exclusive easement for a beach path (also referenced as pathway to beach) across Lots A and B as established by Covenants recorded as Auditor's File No. 200509290040.

The Grantors herein reserve for the benefit of Lot B of said Survey 200504060099 a non-exclusive easement for access and utilities over, across and under the East 20 feet of Lot C as delineated on said Survey.


This conveyance is subject to the Covenants recorded as Auditor's File No. 200509290040 and the sewer line easement recorded as Auditor's File No. 200509290116.

It is understood by the Grantors and the Grantees that the beach path (also referenced as pathway to beach) across Lots A and B established by the Covenants recorded as Auditor's File No. 2005092940 is of indeterminable width and location and is therefore conveyed without the benefit of title insurance.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5519

OCT 03 2005

Amount Paid \$ 12643<sup>00</sup>  
By  Skagit Co. Treasurer Deputy

Order No:

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

Dated September 20, 2005

Aialik Bay Partners

Robert Ballow  
By: Robert Ballow, Partner

State of Alaska }  
County of Anchorage 3rd Judicial Dist. } SS:

I certify that I know or have satisfactory evidence Robert Ballow 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 is Partner of Aialik Bay Partners to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: September 30<sup>th</sup> 2005

Notary Public  
**SEAN M. KENNEY**  
State of Alaska  
My Commission Expires Oct. 15, 2007

[Signature]  
Notary Public in and for the State of Alaska  
Residing at Anchorage  
My appointment expires: 10-15-2007



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**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes, a municipal corporation  
Dated: April 26, 1978  
Recorded: May 26, 1978  
Auditor's No.: 880284  
Purpose: Excavating and constructing, installing, repairing, maintaining and replacing underground trunk and/or lateral sewers, manholes, pump houses, pumps and any and all other sewer appurtenances, with full right of ingress and egress  
Area Affected: A strip of land 10 feet in width on the East side and North of the existing house; together with a temporary construction easement on a strip of land 20 feet in width centered on the above easement

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: March 14, 2003  
Auditor's No.: 200303140220

Said matters include but are not limited to the following:

1. Location, and/or use of that "Path to Beach" as delineated on the face of said survey.

Affects: Parcel "B" of Survey recorded under Auditor's File No. 200504060099

**C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: April 6, 2005  
Auditor's No.: 200504060099

Said matters include but are not limited to the following:

1. 30-foot access and utilities easement over the South 30 feet of Lot B
2. 20-foot access and utilities easement over the East 20 feet of Lots C and D
3. Building setback lines on Lots A through D
4. Rock wall affecting the East boundary of Lots B through D



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