



200601060112
Skagit County Auditor

1/6/2006 Page 1 of 5 11:41AM

After Recording Return to:

THOM H. GRAAFSTRA
21 AVENUE A
SNOHOMISH, WA 98290-2962

CHICAGO TITLE IC37521

STATUTORY WARRANTY DEED

THE GRANTORS, BRUCE A. KEITHLY and BARBARA D. KEITHLY, husband and wife, for and in consideration of IRC Section 1031 Tax-Deferred Exchange, convey and warrant to ROYAL CELTIC INVESTMENT & HOLDING COMPANY, a Washington corporation, the following-described real estate, situated in the County of Skagit, State of Washington:

Lot 6, PLAT OF SUNSET COVE ESTATES, according to the plat thereof recorded November 29, 2000, under Auditor's File No. 200011290070, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Account No.: P117667 4771-000-006-0000

SUBJECT TO: Matters disclosed in SCHEDULE B-001 attached hereto and incorporated herein by this reference.

DATED this 3rd day of January, 2006.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 06 2006

Amount Paid \$ 5211.50
By [Signature] Skagit Co. Treasurer
Deputy

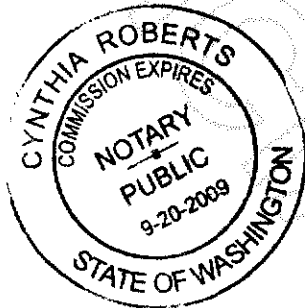
[Signature: Bruce A. Keithly]
BRUCE A. KEITHLY

[Signature: Barbara D. Keithly]
BARBARA D. KEITHLY

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that BRUCE A. KEITHLY and BARBARA D. KEITHLY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 3rd day of January, 2006.



Cynthia Roberts
Cynthia Roberts
(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at Snohomish
My commission expires 9-20-2009



SCHEDULE B-001

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., TCI Cablevision of Washington, Inc., other public franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for restoring the property to conditions found prior to work within the easement.

2. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
3. Paragraph intentionally deleted.
4. Agreement, including the terms and conditions thereof; entered into:
By: The City of Anacortes, a municipal corporation
And Between: Sunset Cove Development LLC, a Washington Limited Liability Company
Recorded: December 30, 1999
Auditor's No.: 199912300185, records of Skagit County, Washington
Providing: Right to Plant and Maintain Landscaping
Affects: Common areas of said plat

continued.....



200601060112
Skagit County Auditor

1/6/2006 Page

3 of

5 11:41AM

SCHEDULE B-001

Page 2

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: November 9, 2004

Auditor's No(s): 200411090073, records of Skagit County, Washington

Executed by: Sunset Cove Development Homeowners Association

Said instrument is a re-recording of instrument (s);

Recorded: November 29, 2000

Auditor's File No(s): 200011290069, records of Skagit County, Washington

AMENDED by instrument(s).

Recorded: October 4, 2005

Auditor's No(s): 200510040074, records of Skagit County, Washington

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 29, 2000

Auditor's No(s): 200011290069, records of Skagit County, Washington

Imposed By: Sunset Cove Development Homeowners Association

7. Notes contained on the face of said plat as follows:

A. Tract B is subject to a 10 foot wide public pedestrian and non motorized transportation easement. The location of said easement is to follow the center line of the trail as designed, built and accepted by the City of Anacortes.

B. Some lot corners along Washington Court were offset toward the center of the street due to conflicts with water meters. Directions from true lot corners are along lot lines extended; distances from true lot corners are shown next to the lot corner symbol.

C. The public access easement over the westerly portions of Lots 11 and 12 as shown hereon is a pedestrian or other non motorized access easement, and is hereby granted to the City of Anacortes and the public. The easement area may not be obstructed or used for any purpose other than pedestrian or other non motorized access with the exception of landscaping that shall not obstruct, overhang or interfere with the intended use of the easement. No other obstruction to pedestrian or non motorized use shall be permitted.

continued.....



200601060112

Skagit County Auditor

1/6/2006 Page

4 of

5 11:41AM

SCHEDULE B-001

Page 3

Paragraph 7 continued

- D. Westerly building setback line for Lots 9-12 is 100 feet Easterly of the ordinary high water mark or 25 feet Easterly of the original top of bank across said lots, whichever is farther Easterly. Said building setback line meets criteria set forth in Shoreline Permit #233, granted May 28, 1997.
- E. This survey was performed in the field using a Leica TCA-1105 electronic distance measuring theodolite.
- F. Zoning: R2 - Residential low density
- G. Sewage Disposal: City of Anacortes
- H. Water: City of Anacortes
- I. 20' Sanitary sewer easement across Lots 10-13 and portion of Tract B is hereby granted to the City of Anacortes. Access shall not be obstructed by fencing, shrubs or other landscape or fence features that would obstruct access to manholes. Should excavation of the sewer line be required for maintenance beyond routine manhole access, the grantee shall restore the easement area to all weather access condition only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.
- J. 20' Sanitary sewer easement across Lots 4 and 5 is hereby granted to and to be privately maintained and operated by the owners of served structures located on said lots and on the adjoining Tract E
8. Terms set forth in Decision to issue a Preliminary Plat Permit for the Woods Sunset Cove Addition Plat and the Terms and Conditions thereof;
Recorded: January 17, 2001
Auditor's File No.: 200101170034, records of Skagit County, Washington
9. Easement delineated on the face of said plat of Sunset Cove Estates;
For: Utilities
Affects: 10 feet adjacent to street

- END OF SCHEDULE B-001 -



200601060112
Skagit County Auditor

1/8/2006 Page

5 of

5 11:41AM