

AFTER RECORDING MAIL TO:
William T. Langjahr and Darith Mae Langjahr
1004 Commercial Avenue, PMB 1024
Anacortes, WA 98221



200601200123
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85517

Statutory Warranty Deed

Grantor(s): Aialik Bay Partners
Grantee(s): William T. Langjahr and Darith Mae Langjahr FIRST AMERICAN TITLE CO.
A85517E-2
Portion of Block 281, "CITY OF ANACORTES", aka Lot A, Survey under Auditor's File No.
200504060099
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3780-009-011-0400, P122683

THE GRANTOR Aialik Bay Partners 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 William T. Langjahr and Darith Mae Langjahr, as trustees of the Langjahr Family Trust, dated April 15, 2004 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 January 10, 2006

Aialik Bay Partners

By: Robert Ballow, Partner

304
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 20 2006

Amount Paid \$ 12198.00
By: Skagit Co. Treasurer

State of Alaska
County of Anchorage 3rd Judicial District

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: January 11, 2006

Notary Public in and for the State of Alaska
Residing at Anchorage, AK
My appointment expires: April 10, 2007

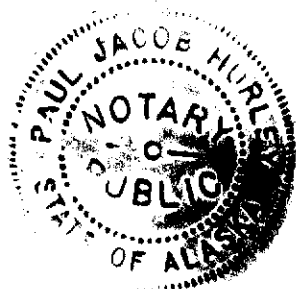


EXHIBIT A

Lot A:

The West 65.00 feet of Block 281, "CITY OF ANACORTES", recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington; and all that vacated alley in said Block, and the North 50 feet of the West 65 feet of vacated Second Street, and adjoining tidelands in Tract No. 10 of Plate No. 9 Anacortes Tidelands in Section 18, Township 35 North, Range 2 East, W.M. aka Lot "A" of Survey recorded under Auditor's File No. 200504060099.

TOGETHER WITH a non-exclusive access and utilities easement on the South 30 feet of the West 65 feet of vacated Second Street, aka portion of Lot "B" of said Survey recorded under Auditor's File No. 200504060099.

TOGETHER WITH a non-exclusive 10 foot wide easement for sanitary sewer and underground utilities under and across a tract of land being 10.00 feet wide abutting the Northeast side of the following described line:

Commencing at the Southeast corner of Lot B of Survey recorded April 6, 2005 as Auditor's File No. 200504060099, records of Skagit County, Washington; thence North 1°33'52" East along the East line of said Lot B, a distance of 71.55 feet to the point of beginning; thence North 63°00'43" West, a distance of 73.21 feet to the West line of said Lot B and the terminus of this line description.

Said Survey being a portion of Blocks 280 and 281, "CITY OF ANACORTES" as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.



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EXCEPTIONS:

A. 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.)

B. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

C. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

D. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Guemes Channel.

E. Any adverse claim based upon the assertion that any portion of said premises was not tidelands subject to disposition by the State of Washington or that any portion thereof has ceased to be tidelands by reason of erosion or by reason of having to become uplands by accretion.

F. 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



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G. 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

H. 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

I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 27, 2005
Recorded: September 29, 2005
Auditor's No.: 200509290040
Executed By: Aialik Bay Partners

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY:

Declaration Dated: January 19, 2006
Recorded: January 20, 2006
Auditor's No.: 200601200122



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