


When recorded return to:

Mr. and Mrs. Douglas G. Knutson  
4710 Anaco Beach Road  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A87966

  
200606080111  
Skagit County Auditor  
6/8/2006 Page 1 of 4 3:21PM

### Statutory Warranty Deed

THE GRANTOR Island Development, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas G. Knutson and Suzanne Knutson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 17 and 18, "ANACO BEACH," (aka Lot 3, Short Plat No. ANA-04-008)

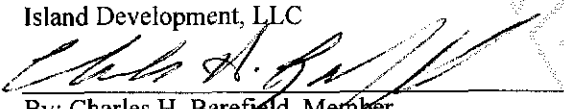
For Full Legal See Attached Exhibit "A"


Tax Parcel Number(s): P61833, 3858-000-017-0107

FIRST AMERICAN TITLE CO.  
A87966E-1

Dated May 21, 2006

Island Development, LLC

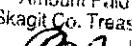
  
By: Charles H. Barefield, Member

  
By: Vincent F. Ventimiglia, Member

#2845  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

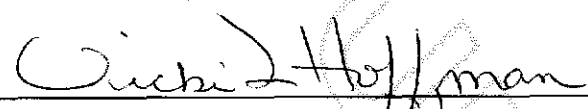
JUN 08 2006

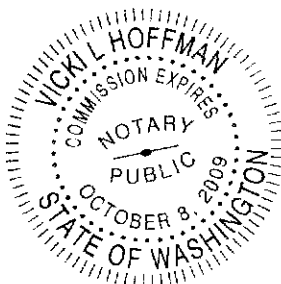
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 17638.56  
By  Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Charles H. Barefield  
And Vincent F. Ventimiglia is/are the person(s) who appeared before  
me, and said person(s) acknowledge they signed this instrument, on oath stated they  
are authorized to execute the instrument and acknowledge that as the  
Members of Island Development, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-7-06

  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



## EXHIBIT A

Lot 3, Anacortes Short Plat No. ANA-04-008, approved January 11, 2005, recorded January 12, 2005 under Skagit County Auditor's File No. 200501120062; being a portion of Lots 17 and 18, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of plats, page 4, records of Skagit County, Washington and a portion of Tract 3, Plate 3, "Anacortes Tidelands" as shown on the official map in the office of the Commissioner of Public Lands in Olympia, Washington; Section 27, Township 35 North, Range 1 East, W.M.;

EXCEPT that portion of said Lot 3 described as follows:

Beginning at the most Easterly corner of said Lot 3; thence North  $57^{\circ}52'26''$  West a distance of 70.16 feet along the Northerly line of said Lot 3; thence South  $27^{\circ}11'03''$  East a distance of 51.92 feet; thence South  $8^{\circ}47'43''$  East a distance of 17.97 feet to the Easterly line of said Lot 3; thence North  $51^{\circ}02'18''$  East a distance of 42.37 feet to the point of beginning.

TOGETHER WITH that portion of Lot 19, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of plats, page 4, records of Skagit County, Washington, described as follows:

Commencing at the most Northerly corner of said Lot 19; thence South  $51^{\circ}02'18''$  West 42.37 feet along said Easterly line to the point of beginning; thence South  $7^{\circ}25'19''$  West 23.57 feet; thence along a curve to the right having a radius of 29.50 feet, length of 13.56 feet, and delta angle of  $26^{\circ}19'30''$ ; thence along a non tangent curve to the left having a radius of 46.00 feet, length of 25.61 feet, delta angle of  $31^{\circ}54'11''$ , and a chord bearing of South  $68^{\circ}52'13''$  West; thence South  $54^{\circ}58'30''$  West 33.30 feet; thence North  $82^{\circ}21'35''$  West 21.42 feet to the Northwesterly line of said Lot 19; thence North  $51^{\circ}02'18''$  East 101.32 feet along said line to the point of beginning.



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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. Reservation 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 to all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroad, skid roads, 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.

C. Right of the public to make all necessary slopes for cuts or fills upon the lots, blocks or tracts of land shown on the plat in the reasonable, original grading of all the streets and avenues shown thereon, as granted in the dedication of the plat.

D. Right to construct and use a right-of-way 12 feet in width over and across a portion of Lot 18, as granted by instrument recorded July 31, 1958 under Auditor's File No. 566911.

E. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	ANA 04-008
Recorded:	January 12, 2005
Auditor's No.:	200501120062

Said matters include but are not limited to the following:

1. Fire equipment access easement to City of Anacortes and successors/assigns
2. A storm drainage easement is hereby reserved for and granted to the City of Anacortes and successors/assigns under and upon a strip of land 20.00 feet wide being 10.00 feet on each side of the lot line that is common to Lots 1 and 2
3. Together with the right to enter upon said easements 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.



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4. A 5' wide pedestrian beach access easement over Lot 2 for the benefit of Lot 3
5. A 30' wide access, utilities and landscape easement over Lot 2 for the benefit of Lot 3
6. Short Plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the administrator.
7. This project is subject to applicable water, sewer and stormwater general facility and hookup fees and transportation, fire, school and park impact fees. These fees are payable at levels in affect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
8. Surface water management controls shall be implemented to the City Engineer's specifications/ordinance #2441 and shall specifically protect downstream property owners.
9. A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction.
10. Connection to City water for all Lots, with fire hydrants as approved by City Fire Chief,
11. All utilities shall be constructed to City standards. Street improvements shall be completed as required by the Public Works Director.
12. Location of structure(s) as delineated on the face of the subject short plat, affecting the shared boundary line of Lots 1 and 2 of said subject short plat.

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

Dated: January 26, 2005  
 Recorded: February 1, 2005  
 Auditor's No.: 200502010103  
 Executed By: Sandy Beach Investments, LLC, a Washington limited liability company

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: February 1, 2005  
 Auditor's No.: 200502010106  
 Purpose: Foot path, drainage, fire equipment access, ingress, egress and utilities as described in said document

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.  
 Dated: December 5, 2005  
 Recorded: December 19, 2005  
 Auditor's No.: 200512190137  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
 Location: A portion of the subject property



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