

When recorded return to:

Mr. and Mrs. Richard A. Anderson
5100 Totem Trail
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91735



200708290122
Skagit County Auditor

8/29/2007 Page 1 of 2 3:30PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Edward O. Mott, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard A. Anderson and Carolyn Turner-Anderson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 9, "PLAT OF POTLATCH BEACH DIVISION 2"


Tax Parcel Number(s): P77586, 4179-000-009-0008

Lot 9, "PLAT OF POTLATCH BEACH DIVISION 2", according to the plat thereof recorded in Volume 10 of Plats, pages 8 and 9, records of Skagit County, Washington.

ALSO, a 1/75th undivided interest in the tidelands lying in front of and abutting upon Lots 19 to 56, inclusive, original, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

Dated June 22, 2007


Edward O. Mott


Carolyn S. Knick

4129
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

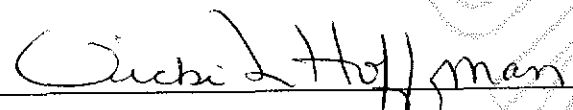
AUG 29 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

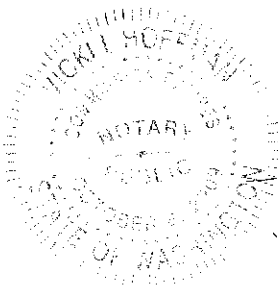
Amount Paid \$ 8816.00
By Mdm Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Edward O. Mott and Carolyn S. Knick, 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: 6-26-07



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-07



EXCEPTIONS:

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

Dated: March 27, 1974, July 14, 1971, February 28, 1986 and August 21, 1999
Recorded: March 27, 1974, April 3, 1974, February 28, 1986 and September 7, 2000
Auditor's No: 798397, 798725, 8602280030 and 200009070011
Executed by: H.B. Nelson and Ida M. Nelson, husband and wife

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

Short Plat No.: Potlatch Beach Div. 2
Recorded: September 21, 1971
Auditor's No: 758305

Said matters include but are not limited to the following:

1. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.
2. Tracts 19 and 20 and tract "a" are designated on the face of the plat as pollution control areas.
3. The face of the plat contains the following:
"No septic tank drainfields to be constructed in pollution control area."
4. Temporary easement as delineated on the face of said plat for cul-de-sac to be discontinued when Totem Trail Road is extended.
5. Easement for drainage affecting the West 10 feet of Lot 13.
6. Easement for utilities affecting the West 10 feet of Lot 11.



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