

When recorded return to:

Mr. and Mrs. James A. Driscoll
11478 North Del Mar Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A95320



200809120073
Skagit County Auditor

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Statutory Warranty Deed

A95320-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James C. Howard, David B. Howard and Robert D. Howard, each as their separate interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James A. Driscoll and Melissa Jane Buchan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 52, all of Lots 53 and 54, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", together with abutting tidelands. (Affects Parcel "A"); and
Section 34, Township 35, Range 1; Ptn. Gov. Lot 3 (Affects Parcel "B")

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P61857, 3858-000-055-0001, P32518, 350134-0-010-0006, P32511, 350134-0-003-0005

Dated 8/20/2008

James C. Howard by Robert D. Howard David B. Howard
James C. Howard POA David B. Howard
Robert D. Howard
Robert D. Howard

2977
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 12 2008

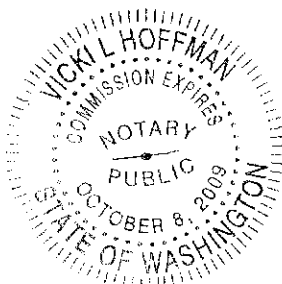
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 29,375.00
By James C. Howard Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that David B. Howard, the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-3-08

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

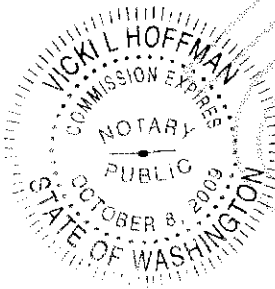


STATE OF Washington }
COUNTY OF Skagit } SS:

On this 3rd day of _____ before me personally appeared _____
Robert D. Howard _____, to me known to be the individual described in and
who executed the foregoing instrument for him Self and as Attorney in Fact for _____
James C. Howard _____ and acknowledged that he _____ signed and
sealed the same as his free and voluntary act and deed for him self and also as his
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not
been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009



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EXHIBIT A

PARCEL "A":

The South 20 feet of Tract 52; all of Tracts 53 and 54, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;

TOGETHER WITH that part of Tract 2, Plate 2, "Anacortes Tide and Shore Lands", as shown on the official map thereof in the office of the Commissioner of Public Lands at Olympia, Washington, lying South of the production of a line that is 20 feet North of and parallel with the Southeasterly line of Tract 52, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

PARCEL "B":

Part of Government Lot 3, Section 34, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Government Lot 3; thence Southeasterly along the Westerly line of said lot 50 feet; thence Northeasterly in a straight line to the point where the South line of Tract 54, "ANACO BEACH", according to the recorded plat thereof in the office of the auditor of Skagit County, Washington, in Volume 5 of Plats, page 4, intersects the West line of the present County Road; thence West to the place of beginning.



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EXHIBIT "B"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: M.R. Wood and Georgia W. Wood, husband and wife
Recorded: March 21, 1931
Auditor's No.: 241997

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 256303, 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 of all damages sustained by reason of such entry. (Affects tidelands)

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 7, 2008
Auditor's No.: 200804070142

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

Recorded: June 2, 2008
Auditor's No.: 200806020102
Affects: Marine Drive abutting Lots 52, 53, 54 and other property

E. 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.)

F. 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 Burrows Bay.

G. 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.



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