

When recorded return to:

Mr. and Mrs. Stephen P McInerney  
2510 Oaks Avenue  
Anacortes, WA 98221



201006300085

Skagit County Auditor

6/30/2010 Page

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5 1:55PM 1

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00069-10

Grantor: Roger Anderson and Cinda Anderson  
Grantee: Stephen P McInerney and Linda H McInerney

Tax Parcel Number(s): P58136, P31696, P100889

Abbreviated Legal:

Ptn Lot 5, all Lots 6 & 7, Northern Pacific Add to Anacortes

*Chicago Title 620010988*

### Statutory Warranty Deed

THE GRANTORS Roger Anderson and Cinda Anderson, <sup>\*</sup>Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen P McInerney and Linda H McInerney, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

*\* who appears of record as Cindy Anderson*

Abbreviated Legal:

Ptn Lot 5, all Lots 6 & 7, Northern Pacific Add to Anacortes

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

1950  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): P58136, P31696, P100889

JUN 30 2010

Dated June 21, 2010

Amount Paid \$ 15491.00  
By Skagit Co. Treasurer  
Deputy

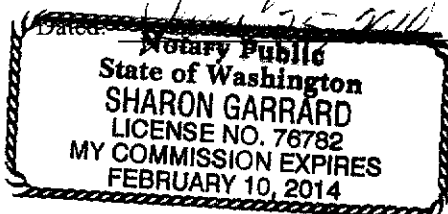
Roger Anderson

Cinda Anderson

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roger Anderson and Cinda Anderson

are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.



Sharon Garrard  
Notary Public in and for the State of Washington  
Residing at: Oak Harbor  
My appointment expires: 2/10/2014

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s):** P58136, P31696 and P100889

**For Tax Map ID(s):** 3809-001-007-0008, 350123-0-002-1007 and 350114-0-005-0200

**PARCEL A:**

The West Half of Lot 5 and all of Lots 6 and 7, Block 1 of NORTHERN PACIFIC ADDITION TO ANACORTES, as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 1 of said plat;

Thence North 21°36'44" West along the Westerly line of said Block 1, a distance of 163.00 feet to the Northwest corner of said Block 1;

Thence North 71°49'17" East along the Northerly line of said Block 1, a distance of 150.27 feet to the true point of beginning;

Thence North 21°36'44" West, a distance of 142.71 feet;

Thence North 71°17'58" East, a distance of 18.72 feet;

Thence North 63°12'42" East, a distance of 56.53 feet;

Thence South 21°36'44" East, a distance of 151.36 feet to a point on the Northerly line of said Block 1;

Thence South 71°49'17" West along the Northerly line of said Block 1, a distance of 75.14 feet to the true point of beginning.

ALSO that portion of the following described tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to John N. Plancich, et ux, by that certain Quit Claim Deed recorded July 6, 1988, as Auditor's File No. 8807060065, records of Skagit County, Washington.

Situated in Skagit County, Washington

**TRACT "RR":**

Tracts 1 and 2, PLATE 7 ANACORTES TIDELANDS in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;

Thence West 305 feet;

Thence South 70°44' West 855 feet;

Thence South 23° East 112 feet;

Thence North 69°10' East 136 feet;

Thence North 70°53' East 533.5 feet;

Thence North 73°12' East 444 feet;

Thence North 17°45' East 32 feet to beginning.



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**EXHIBIT "A"**  
Legal Description

EXCEPT and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;  
Thence South 17°45' West, 32 feet;  
Thence South 73°12' West 444 feet;  
Thence South 70°53' West, 533 5/10 feet;  
Thence South 69°10' West 136 feet;  
Thence North 22°, no minutes West, 40 feet;  
Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles to the second course herein described;  
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot one, Tract 1, Section 23;  
Thence South 17°45' West, 66 feet to the place of beginning.

Situated in Skagit County, Washington



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## EXHIBIT B

1. Exceptions and reservations as contained in instrument;  
Auditor's No.: 8709110001, records of Skagit County, Washington  
As Follows: Excepting and reserving, however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill, for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights  
Affects: Parcel B
2. Any question that may arise as to location of lateral boundaries of Tidelands described herein.  
Affects: Parcel B
3. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.  
Affects: Parcel B
4. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.  
Affects: Parcel B
5. Easement, including the terms and conditions thereof, conveyed by instrument(s);  
Recorded: December 15, 1987  
Auditor's No(s): 8712150036, records of Skagit County, Washington  
In favor of: Bradley R. Paulson and Marjorie A. Paulson, husband and wife  
For: Ingress, egress, roadway, parking, storage and utilities over, under, across said premises  
Affects: Parcel B and other property
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 1987  
Auditor's No(s): 8709110002, records of Skagit County, Washington  
In favor of: Ebttide Processing, Inc.  
For: Vehicular ingress and egress by commercial motor vehicles and private passengery motor vehicles, as well as parking of both types of vehicles in and on the property  
Affects: Parcel B and other property



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**SCHEDULE B**  
(continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 11, 1987  
Auditor's No(s): 8709110004, records of Skagit County, Washington  
In favor of: Bradley R. Paulson and Marjorie A. Paulson  
For: Vehicular ingress and egress by commercial motor vehicles and private passenger motor vehicles, as well as parking of both types of vehicles in and on the property  
Affects: Parcel B and other property
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 15, 1987  
Auditor's No(s): 8712150034, records of Skagit County, Washington  
In favor of: Lovric and Florence F. Lovric, husband and wife  
For: Ingress, egress, roadway, parking, storage and utilities, over, under across and through said property  
Affects: Parcel B and other property
9. Easement, including the terms and conditions thereof, conveyed by instrument(s);  
Recorded: December 15, 1987  
Auditor's No(s): 8712150035, records of Skagit County, Washington  
In favor of: Ebttide Processing, Inc.  
For: Ingress, egress, roadway, parking, storage and utilities, over, under, across and through said property  
Affects: Parcel B and other property
10. Easement, including the terms and conditions thereof, conveyed by instrument(s);  
Recorded: December 15, 1987  
Auditor's No(s): 8712150036, records of Skagit County, Washington  
In favor of: Bradley R. Paulson and Marjorie A. Paulson, husband and wife  
For: Ingress, egress, roadway, parking, storage and utilities over, under, across and through the said property  
Affects: Parcel B and other property



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