



201007130054

Skagit County Auditor

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When recorded return to:

Thomas E. Cleland and Beth L. Morgan-Cleland
102 V Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A99525

GUARDIAN NORTHWEST TITLE CO.

Statutory Warranty Deed

A99525-1

THE GRANTORS Roland D. Hieb and Connie F. Hieb, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Thomas E. Cleland and Beth L. Morgan-Cleland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Lots 1-3, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON" (Affects Parcel "A"); and Ptn. Tract 1, "Plate No. 9, ANACORTES TIDE AND SHORE LANDS"

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P56454, 3772-284-003-0007, P32862, 350218-0-002-0005

Dated 6/28/2010



Roland D. Hieb


Connie F. Hieb

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2090

JUL 13 2010

Amount Paid \$25815.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATE OF Colorado
COUNTY OF Jefferson SS:

I certify that I know or have satisfactory evidence that Roland D. Hieb and Connie F. Hieb, 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:

06/30/10

Printed Name:

Hanh Nguyen - Ho

Notary Public in and for the State of

Colorado

Residing at

My appointment expires:

April 17 2012

HANH NGUYEN-HO
NOTARY PUBLIC
STATE OF COLORADO

My commission expires April 17, 2012

Hanh Nguyen - Ho



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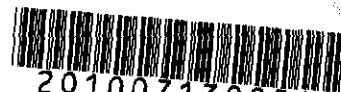
EXHIBIT A

PARCEL "A":

Lots 1, 2 and 3, Block 284, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, TOGETHER WITH the North ½ of vacated alley adjoining by operation of law and TOGETHER WITH that portion of vacated Railroad Avenue adjoining by operation of law.

PARCEL "B":

That portion of Tract 1, "Plate No. 9, ANACORTES TIDE AND SHORE LANDS", situated in Section 18, Township 35 North, Range 2 East, W.M., according to the Official Map thereof on file in the Office of the Commissioner of Public Lands in Olympia, Washington, lying East of the West line of Lot 3, Block 284, projected North of "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County.



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Exhibit B

EXCEPTIONS:

A. Reservations contained in Ordinance No. 354 vacating alley set forth in the caption herein recorded May 10, 1937 under Auditor's File No. 289800 in Volume 172 of Deeds, page 29, as follows:

City of Anacortes reserves for itself, forever, the right to go upon said alley for the purpose of excavating for sewer, water, pipes, electric light wires, telephone poles and wires, and to lay sewer pipe, light wires, telephone wires, and perform work necessary for the welfare of the public.

B. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee:	City of Anacortes, a municipal corporation
Dated:	May 9, 1978
Recorded:	May 26, 1978
Auditor's No.:	880285
Purpose:	A non-exclusive and perpetual easement for 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
Area Affected:	A strip of land 10 feet in width between the East and West boundaries and North of the existing house of the subject property

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

Recorded:	January 28, 1999
Auditor's No.:	9901280103

D. 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.)

E. 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.

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

Guardian Northwest Title and Escrow
First American Title Insurance



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