



201209180055
Skagit County Auditor

9/18/2012 Page 1 of 4 1:46PM

When recorded return to:
Tod Hendricks and Rhea Hendricks
4541 Anaco Beach Road
Anacortes, WA 98221

Recorded at the request of:

File Number: A104454

Statutory Warranty Deed

A104454

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeff Hendricks and Linda Hendricks, husband and wife and Nations Enterprises, Inc., a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Tod Hendricks and Rhea Hendricks, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 62 Anaco Beach (Parcel A) and Section 27, Township 35 North, Range 1 East; Ptn. SE SE (Parcel B)

Tax Parcel Number(s): P61866, 3858-000-062-0002, P32443, 350127-4-008-0001

PARCEL "A":

Lot 62, Anaco Beach, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

PARCEL "B":

South 8 Rods of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M.

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 "A" attached hereto

Dated 9/13/2012

Jeff Hendricks

Linda Hendricks

Nations Enterprises, Inc.

By: Janice Nations, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2936
SEP 18 2012

Amount Paid \$ 5,892.35
Skagit Co. Treasurer
By *mm* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2937
SEP 18 2012

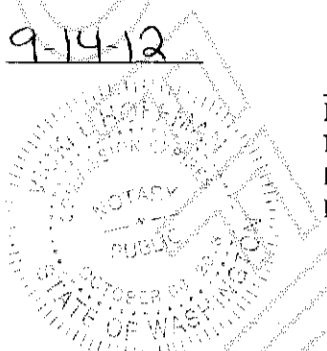
Amount Paid \$ 6132.65
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeff Hendricks and Linda Hendricks, the persons who appeared before me, and said person(s) 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.

Date: 9-14-12

Vicki L Hoffman
Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Janice Nations is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the President of Nations Enterprises, Inc., to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-14-12

Vicki L Hoffman
Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013



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EXHIBIT A

EXCEPTIONS:

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

B. Easement disclosed in Deed recorded under Auditor's File No. 873534 as follows:

Together with a non-exclusive easement for ingress and egress over a right of way not to exceed 20 feet in width to be at the option of Estvold Development Company established over and across Lots 57, 58, 59, 60, 61 and 62, all in the Plat of Anaco Beach, Skagit County, Washington.

Assignment of said easement was recorded under Auditor's File No. 773630.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Orville Wann, et al
And: C. Charles Walter, et al
Dated: May 25, 1990, July 13, 1990, August 16, 1990 and
January 14, 1992
Recorded: June 14, 1990, August 29, 1990 and January 23, 1992
Auditor's No.: 9006140092, 9008290036, 9008290037 and
9201230102
Regarding: Agreement of location of easement

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: February 22, 1991
Auditor's No.: 9102220064
Regarding: Easement width for road

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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E. Confirmation of Easement as recorded May 30, 2000 under Auditor's File No. 200005300129.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Nations Enterprises, Inc., et al
And:	Jeff and Linda Hendricks, et al
Dated:	October 11, 2005
Recorded:	January 13, 2006
Auditor's No.:	200601130159
Regarding:	Road Cost Sharing Agreement



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