

When recorded return to:  
William M. Gillespie  
P.O. Box 866  
Mount Vernon, WA 98273



201209280161  
Skagit County Auditor

9/28/2012 Page 1 of 3 1:46PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620016667

CHICAGO TITLE  
620016667

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Anacortes 10th Street LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to William M. Gillespie, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

A portion of Block 58, MAP OF THE CITY OF ANACORTES. as more fully described in Exhibit "A"  
which is attached hereto and made a part hereof.

Tax Parcel Number(s): P55270/3772-058-018-0107, P55262/3772-058-008-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Schedule B, Special Exceptions, Chicago Title Order 620016667; and Skagit County Right To Farm  
Ordinance, which are attached hereto and made a part hereof.

Dated: September 27, 2012


Anacortes 10th Street LLC

BY:

  
Greg Kreider, Administrative Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123077  
SEP 28 2012

Amount Paid \$ 7196.20  
Skagit Co. Treasurer  
By  Deputy

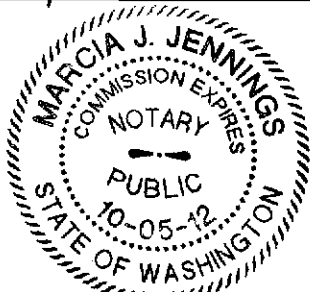
State of Washington  
County of Skagit

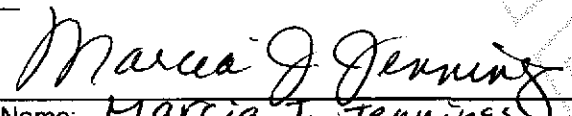
I certify that I know or have satisfactory evidence that Greg Kreider

is/are the person(s) who appeared before me, and said person acknowledged that ~~he~~ she/they  
signed this instrument, on oath stated that ~~he~~ she/they was authorized to execute the instrument and  
acknowledged it as the Administrative Agent of Anacortes 10th Street LLC to be the free and voluntary  
act of such party for the uses and purposes mentioned in the instrument.

Dated:

September 27, 2012



  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2012

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P55270/3772-058-018-0107 and P55262/3772-058-008-0000**

---

**PARCEL A:**

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 1 East, W.M., more particularly described as the unplatted part of the North Half of Block 58, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and comprising all of that portion of the North Half of said Block lying within the boundaries of property formerly belonging to the Seattle and Northern Railway Company.

EXCEPT the Southeast corner of the above reference Tract beginning in the Southeast corner of said Tract thence North 89 degrees 58'00" West, 10.77 feet, West along the South boundary of said tract; Thence North 0 degrees 01'53" East, 99.86 feet, along a projection of the West boundary of Lot 7 South to the alley; Thence South 23 degrees 45'36" East, 26.70 feet to the point of beginning.

Also Lot 8, Block 58, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

(Also shown as Parcel 1 of Survey recorded under Auditor's File No. 200911200073, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

**PARCEL B:**

Lots 5, 6 and 7, Block 58, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Also that portion of the tract of land in the Southeast Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 1 East, W.M., more particularly described as the unplatted part of the North Half of Block 58, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and comprising all of that portion of the North Half of said Block lying within the boundaries of property formerly belonging to the Seattle and Northern Railway Company, described as follows:

The Southeast corner of the above reference Tract beginning in the Southeast corner of said Tract thence North 89 degrees 58'00" West, 10.77 feet, West along the South boundary of said tract; Thence North 0 degrees 01'53" East, 99.86 feet, along a projection of the West boundary of Lot 7 South to the alley; Thence South 23 degrees 45'36" East, 26.70 feet to the point of beginning.

(Also shown as Parcel 2 of Survey recorded under Auditor's File No. 200911200073, records of Skagit County, Washington.)

Situated in Skagit County, Washington.



## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment Survey:

Recording No: 200911200073

2. Assessments, if any, levied by City of Anacortes.
3. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax.

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201209280161  
Skagit County Auditor