

**When recorded return to:**

Thomas R. Jackson and Wyndham E. Jackson  
co-trustees of the Thomas R. Jackson and  
Wyndham E. Jackson Family Trust UDT Dated  
November 10, 2003  
416 2nd Street  
Anacortes, WA 98221



201310310098  
Skagit County Auditor \$77.00  
10/31/2013 Page 1 of 6 2:06PM

Filed for record at the request of:



**CHICAGO TITLE  
COMPANY**

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620016849

**CHICAGO TITLE**  
**620016849**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Manu Forti 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 Thomas R. Jackson and Wyndham E. Jackson, Co-Tustees of  
the Thomas R. Jackson and Wyndham E. Jackson Family Trust UDT Dated November 10, 2003  
the following described real estate, situated in the County of Skagit, State of Washington:

A portion of Block 284, MAP OF THE CITY OF ANACORTES, together with vacated portions and  
tidelands, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P56457 / 3772-284-007-0003, P56456 / 3772-284-006-0004, P32865 /  
350218-0-005-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620016849, Schedule B, Special Exceptions; and Skagit County Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20134426  
OCT 31 2013

Amount Paid \$ 9,047.40  
Skagit Co. Treasurer  
By *man* Deputy

Manu Forti LLC, a Washington limited liability company

BY: [Signature]  
Gregory S. McKee, Manager

State of Washington  
Island County of Skagit

I certify that I know or have satisfactory evidence that Gregory S. McKee

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 Manager of the Manu Forti LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 30, 2013



[Signature]  
Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Delta - Woolley, WA  
My appointment expires: 3-5-17



201310310098

Manu Forti LLC, a Washington limited liability company

BY: Danielle E Ward  
Danielle E. Ward, Manager

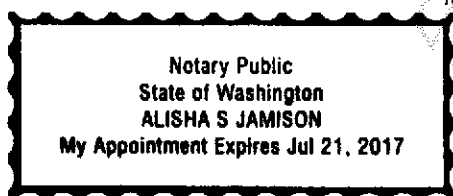
State of Washington  
County of Pierce

I certify that I know or have satisfactory evidence that Danielle E Ward

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 Manager of the Manu Forti LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 29 2013

Alisha S Jamison  
Name: Alisha S Jamison  
Notary Public in and for the State of Washington  
Residing at: Tacoma, WA 98404, P.O.  
My appointment expires: July 21 2017



201310310098

Dated: October 23, 2013

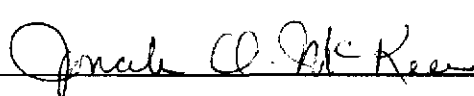
Manu Forti LLC, a Washington limited liability company

BY: 

Jonah S. McKee, Manager

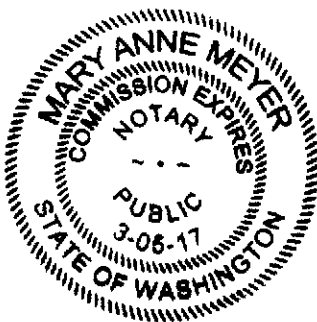
State of Washington

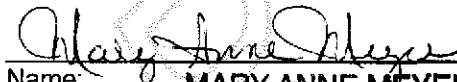
County of Skagit

I certify that I know or have satisfactory evidence that 

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 Manager of the Manu Forti LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 30, 2013





Name: MARY ANNE MEYER

Notary Public in and for the State of WA

Residing at: Dale - Woodley, WA

My appointment expires: 3-5-17



## SCHEDULE B

### SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: May 10, 1937  
Auditor's No(s): 289800, records of Skagit County, Washington  
In favor of: City of Anacortes  
For: The right to go upon said alley for the purpose of excavation for sewer, water pipes, electric light wires, telephone poles and wires, and to lay sewer pipe, electric light wires, telephone wires and perform work necessary for the welfare of the public
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 21, 1907  
Auditor's No(s): 60914, records of Skagit County, Washington  
In favor of: The Anacortes Water Company, a corporation  
For: Water pipe lines  
Affects: Parcel A
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 26, 1978  
Auditor's No(s): 880286, records of Skagit County, Washington  
In favor of: the City of Anacortes  
For: Sewer  
Affects: Portion of Parcel A
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: August 19, 2010  
Recording No.: 201008190036  
Matters shown: Shed encroaching upon the Easterly portion of said premises by approximately 1.5 feet, a green house encroaching upon the Easterly portion of said premises by approximately .8 feet and an encroaching wall running the length of the Easterly line by an undisclosed amount.
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Public and private easements, if any, over vacated portion of said premises.
7. Assessments, if any, levied by City of Anacortes.
8. 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 or if second half unpaid on November 1 of the tax year.

### 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.



## EXHIBIT "A"

Order No.: 620016849

For APN/Parcel ID(s): P56457 / 3772-284-007-0003, P56456 / 3772-284-006-0004 and P32865 / 350218-0-005-0002

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### PARCEL A:

The East 26 feet of Lot 7, and all of Lot 6, Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH the North Half of vacated alley adjoining, which has reverted to said premises by operation of law.

AND TOGETHER WITH that portion of vacated Railroad Avenue per Ordinance No. 913, recorded under Auditor's File No. 356021, which has reverted to said premises by operation of law

Situated in Skagit County, Washington.

### PARCEL A.1:

An easement for ingress and egress over the West 6 feet of Lot 14 and the East 6 feet of Lot 13, Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; Together with the vacated portion of the alley adjoining thereto.

Situated in Skagit County, Washington.

### PARCEL B:

That portion of Tract 1 in Plat 9 of Anacortes Tide Lands in Section 18, Township 15 North, Range 2 East of the Willamette Meridian, as per the official map thereof on file in the Office of the Commissioner of Public Lands in Olympia, Washington, between the West line of the East 26 feet of Lot 7 and the East line of Lot 6, 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, Washington.

Situated in Skagit County, Washington.



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Skagit County Auditor  
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