

When recorded return to:
Philip J. Yeager and Peggy W. Yeager
1004 Commercial Avenue, PMB #164
Anacortes, WA 98221



201403050030

Skagit County Auditor \$75.00
3/5/2014 Page 1 of 4 2:05PM

Recorded at the request of:

File Number: A107202

Statutory Warranty Deed

A107202
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Scott A. Reed and the Estate of Donna M. Reed, deceased, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Philip J. Yeager and Peggy W. Yeager, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Block 16, Bowman's Central Ship Harbor Water Front Plat of Anacortes

Tax Parcel Number(s): P56849, 3776-015-021-0009

Lot 3 of Survey recorded June 21, 2004 under Skagit County Auditor's File No. 200406210184, being a portion of Block 16, "Bowman's Central Ship Harbor Waterfront Plat to Anacortes", according to the plat thereof recorded in the Office of the Auditor of Skagit County, Washington in Volume 2 of Plats, Page 33, together with that portion of vacated "X" Avenue.

TOGETHER WITH an undivided 1/5 interest in Tract 17, "Plate No. 9 Anacortes Tide and Shore Lands of Section 18, Township 35 North, Range 2 East, W.M., Anacortes Harbor", according to the Official Map thereof on file in the Office of the State Land Commissioner at Olympia, Washington.

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 2/21/2014

Scott A. Reed

Estate of Donna M. Reed

By: Scott A. Reed, Surviving Spouse

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

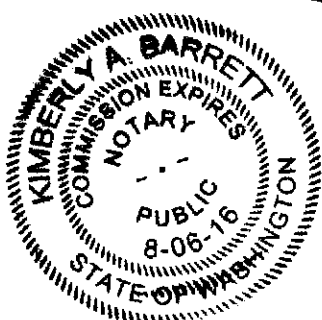
2614696
MAR 05 2014

Amount Paid \$17,173.¹⁰
Skagit Co. Treasurer
By *man* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott A. Reed, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-28-14

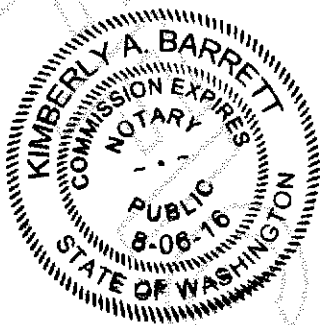


Kimberly A. Barrett
Printed Name: *Vicki L. Hoffman* Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at Anacortes, WA *Oak Harbor*
My appointment expires: 10/08/2017 *August 2016*

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Scott A. Reed
signed this instrument, on oath stated that he
authorized to execute the instrument and acknowledged it as the Surviving spouse and sole heir
of Donna M. Reed to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 2-28-14



Kimberly A. Barrett
Printed Name Kimberly A. Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: Aug 6, 2016



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EXHIBIT A

EXCEPTIONS:

A. Reservations contained in deed from the State of Washington, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. 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.)

C. 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.

D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey
Recorded:	June 21, 2004
Auditor's No.:	200406210184

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	John W. Campbell, et ux
Recorded:	July 23, 1007
Auditor's No.	200707230014
Purpose:	Ingress and Egress
Area Affected:	As set forth therein

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	John W. Campbell, et ux
Recorded:	April 27, 2010
Auditor's No.	201004270100
Purpose:	Ingress and Egress
Area Affected:	As set forth therein



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H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Scott A. Reed, et ux
And: City of Anacortes
Dated: April 1, 2010
Recorded: April 23, 2010
Auditor's No.: 201004230065
Regarding: Bulkhead improvements / bulkhead as set forth therein

I. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 1, 2005
Auditor's No.: 200504010135
Executed By: John R. Cox & Associates, LLC
(See Informational Note "J")



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Skagit County Auditor

\$75.00

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