



201404030012

Skagit County Auditor

\$76.00

4/3/2014 Page

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5 10:20AM

When recorded return to:
Jalal Khan and Sana Zahir
P.O. Box 2752
Bellingham, WA 98227

Recorded at the request of:

File Number: A107207

Statutory Warranty Deed

A107207
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Keith C. Celebrezze, as his separate estate, and Angela K. Mays, ^{*}as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jalal Khan and Sana Zahir, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 64 and 65 Anaco Beach aka Lot 5 ANA-04-003

** who acquired title as Angela Celebrezze*

Tax Parcel Number(s): P123002, 3858-000-065-0600

Lot 5, City of Anacortes Short Plat No. ANA-04-003, approved May 16, 2005, recorded May 20, 2005, under Auditor's File No. 200505200118, and as modified by "Boundary Line Adjustment" Survey recorded December 1, 2005, under Auditor's File No. 200512010170, all being a portion of Lots 64 and 65, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO those non-exclusive easements for access and utilities, delineated on the face of said Short Plat and Survey as disclosed above.

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 3/19/2014

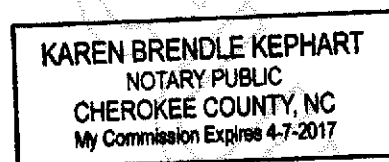
Keith C. Celebrezze

Keith C. Celebrezze

signed in counterpart

Angela K. Mays

STATE OF North Carolina }
COUNTY OF Cherokee } SS:



I certify that I know or have satisfactory evidence that Keith C. Celebrezze, 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: 3-27-14

Karen Brendle Kephart

Printed Name: Karen Brendle Kephart

Notary Public in and for the State of

North Carolina

Residing at 105 Skyline Dr Murphy NC 28906

My appointment expires: 4-7-2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 1051

APR 03 2014

Amount Paid \$ 2,230.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

When recorded return to:
Jalal Khan and Sana Zahir
P.O. Box 2752
Bellingham, WA 98227

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Statutory Warranty Deed

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Abbreviated Legal:

Ptn. Lots 64 and 65 Anaco Beach aka Lot 5 ANA-04-003

Tax Parcel Number(s): P123002, 3858-000-065-0600

Lot 5, City of Anacortes Short Plat No. ANA-04-003, approved May 16, 2005, recorded May 20, 2005, under Auditor's File No. 200505200118, and as modified by "Boundary Line Adjustment" Survey recorded December 1, 2005, under Auditor's File No. 200512010170, all being a portion of Lots 64 and 65, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO those non-exclusive easements for access and utilities, delineated on the face of said Short Plat and Survey as disclosed above.

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 3/19/2014

signed in counterpart
Keith C. Celebrezze

Angela K Mays
Angela K Mays

STATE OF North Carolina }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Keith C. Celebrezze, 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: _____

Printed Name: _____
Notary Public in and for the State of North Carolina
Residing at _____
My appointment expires: _____



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5 10:20AM

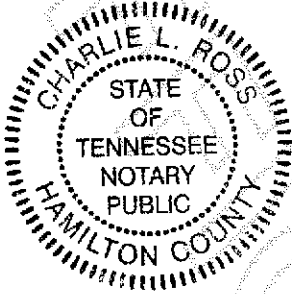
\$76.00

LPB 10-05(i-l)
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STATE OF Tennessee }
COUNTY OF Hamilton } SS:

I certify that I know or have satisfactory evidence that Angela K. Mays, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/26/14



CL Ross
Printed Name: Charlie L Ross
Notary Public in and for the State of Tennessee
Residing at 5958 Snow Hill Rd Ooltewah, TN 37363
My appointment expires: June 16, 2015



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EXHIBIT A

EXCEPTIONS:

A. 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: Anaco Beach
Recorded: April 23, 1930
Auditor's No.: 233177

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Recorded: June 16, 1987
Auditor's No.: 8706160051
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Todd Kirkpatrick and Carol Kirkpatrick, husband and wife
And: Marine Heights Homeowners Association
Dated: November 21, 2000
Recorded: November 22, 2000
Auditor's No.: 200011220107
Regarding: View Rights

D. 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: Short Plat No. ANA-04-003
Recorded: May 20, 2005
Auditor's No.: 200505200118

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: December 1, 2005
Auditor's No.: 200512010170



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F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Todd Kirkpatrick
Dated: May 9, 2005
Recorded: May 23, 2005
Auditor's No.: 200505230116
Regarding: To encroach 85 feet by 65 feet into the city right-of-way to install an irrigation system, a waterfall and lighting.

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

Recorded: May 27, 2005
Auditor's No.: 200505270229
Executed By: Empire One Development & Holdings

Said covenants were amended by documents recorded under Auditor's Numbers 200507130131, 200507190001, 200601200010 and 200704240095

H. Any tax, fee, assessments or charges as may be levied by Marine Crest Association.

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 4, 2005
Recorded: February 14, 2005
Auditor's No.: 200502140152
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated



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