

WHEN RECORDED RETURN TO:

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P.O. Box 160
Lopez, Washington 98261

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 4828
DEC 19 2014

Skagit County Auditor
12/19/2014 Page 1 of



\$74.00

3 12:54PM

150306 - SA ✓

Amount Paid \$19,585.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

THE GRANTORS, **William Evan Foster and Gretchan W. Foster**, who also appear of record as **William Evans Foster and Gretchen W. Foster**, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, convey and warrant to GRANTEES, **William D. Ogston and Kathryn P. Perry, husband and wife**, the following-described real estate, situated in the County of Skagit, State of Washington:

Tract 44, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and that portion of Tract 45, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 45;
thence South 58°44'07" West, along the North line of said Tract 45, a distance of 398.91 feet to the true point of beginning;
thence continue South 58°44'07" West a distance of 82.58 feet;
thence South 31°15'23" East a distance of 10.76 feet;
thence North 58°44'07" East a distance of 82.58 feet;
thence North 31°15'53" West a distance of 10.76 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Account No. : 3858-000-044-0000

Parcel I.D. No. : P116187

Subject to provisions of record as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

Dated: December 10, 2014

W-E Foster

William Evan Foster, Grantor

Gretchan W. Foster

Gretchan W. Foster, Grantor

STATE OF WASHINGTON)

COUNTY OF SKAGIT King)

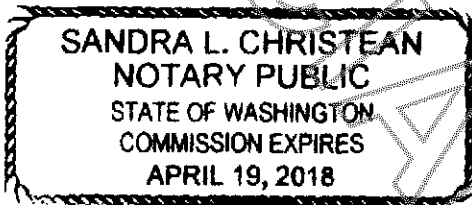
)ss.

I certify that I know or have satisfactory evidence that **William Evan Foster** is the individual who appeared before me, and he acknowledged that he signed this instrument (*Statutory Warranty Deed*) and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of December, 2014

(Sign) [Signature]

(Print) Sandra L. Christean
Notary Public in and for said state



residing at Bellevue

My Commission expires: 4/19/18

STATE OF WASHINGTON)

COUNTY OF SKAGIT King)

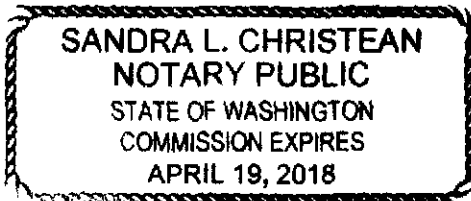
)ss.

I certify that I know or have satisfactory evidence that **Gretchan W. Foster** is the individual who appeared before me, and she acknowledged that she signed this instrument (*Statutory Warranty Deed*) and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of December, 2014

(Sign) [Signature]

(Print) Sandra L. Christean
Notary Public in and for said state



residing at Bellevue

My Commission expires: 4/19/18



EXHIBIT A

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation

Purpose: An underground electric transmission and/or distribution system

Area Affected: Beginning at a point on the Northeasterly line of the above described property that is approximately 8 feet Southeasterly of the Northerlymost corner thereof; thence along the approximate bearings and distances as follows: South 60° West, 140 feet; South 49° West, 105 feet; South 23° West, 90 feet; South 56° West, 70 feet to its terminus.

Dated: January 26, 1984

Recorded: January 26, 1984

Auditor's No.: 8401260048

- B. Rights of the public, as contained in said Plat of Anaco Beach, to make all necessary slopes for cuts and fills upon the tracts shown in said plat, in the reasonable original grading of all avenues and street shown thereon, as granted in the dedication of said plat.
- C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- D. Rights and easements for commerce, navigation and fisheries.
- E. **CONDITIONAL USE PERMIT AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: November 1, 2001

Auditor's File No.: 200111010012

As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."

F. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Northwest Datum & Design

Recorded: March 5, 2007

Auditor's File No.: 200703050190

END OF EXHIBIT A



201412190070