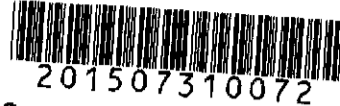


When recorded return to:

Scott Ledbetter and Sylvia Sepulveda, husband
and wife
1330 Ravean Court
Encinitas, CA 92024



201507310072

Skagit County Auditor

7/31/2015 Page

1 of

\$76.00

5 10:13AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023510

CHICAGO TITLE

620023510

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas G. Knutson and Suzanne Knutson, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Scott Ledbetter and Sylvia Sepulveda, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): PTN LOT 3 ANACORTES SHORT PLAT NO. ANA-04-008 AND PTN LOT 19 ANACO
BEACH

Tax Parcel Number(s): P61833 / 3858-000-017-0107

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 20, 2015

Douglas G. Knutson

Suzanne Knutson

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20153000

JUL 31 2015

Amount Paid \$16,915.00

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of Skaagit

I certify that I know or have satisfactory evidence that Douglas G. Knutson and Suzanne Knutson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/28/15

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2015

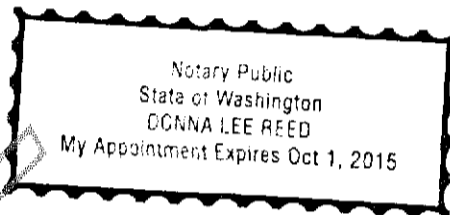


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61833 / 3858-000-017-0107

Lot 3, Anacortes Short Plat No. ANA-04-008, approved January 11, 2005, recorded January 12, 2005, under Skagit County Auditor's File No. 200501120062; being a portion of Lots 17 and 18, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington and a portion of Tract 3, Plate 3, Anacortes Tidelands as shown on the official map in the office of the Commissioner of Public Lands in Olympia, Washington; Section 27, Township 35 North, Range 1 East, W.M.,

EXCEPT that portion of said Lot 3, described as follows:

Beginning at the most Easterly corner of said Lot 3;
thence North 57 degrees 52'26" West a distance of 70.16 feet along the Northerly line of said Lot 3;
thence South 27 degrees 11'03" East a distance of 51.92 feet;
thence South 8 degrees 47'43" East a distance of 17.97 feet to the Easterly line of said Lot 3;
thence North 51 degrees 02'18" East a distance of 42.37 feet to the point of beginning.

TOGETHER WITH that portion of Lot 19, "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 most Northerly corner of said Lot 19;
thence South 51 degrees 02'18" West 42.37 feet along said Easterly line to the point of beginning;
thence South 7 degrees 25'19" West 23.57 feet;
thence along a curve to the right having a radius of 29.50 feet, length of 13.56 feet, and delta angle of 26 degrees 19'30";
thence along a non-tangent curve to the left having a radius of 46.00 feet, length of 25.61 feet, delta angle of 31 degrees 54'11", and a chord bearing of South 68 degrees 52'13" West;
thence South 54 degrees 58'30" West 33.30 feet;
thence North 82 degrees 21'35" West 21.42 feet to the Northwesterly line of said Lot 19;
thence North 51 degrees 02'18" East 101.32 feet along said line to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Right to construct and use a right of way 12 feet in width over and across a portion of Lot 18, as granted by instrument recorded July 31, 1958, under Auditor's File No. 566911, records of Skagit County, Washington.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 ANACORTES SHORT PLAT NO. ANA-04-008:

Recording No: 200501120062
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 1, 2005
Recording No.: 200502010103

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 21, 2007
Recording No.: 200711210044
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Foot path, drainage, fire equipment access, ingress, egress and utilities as described in said document
Recording Date: February 1, 2005
Recording No.: 200502010106
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 19, 2005
Recording No.: 200512190135
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 19, 2005
Recording No.: 200512190137
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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: 200605300005

EXHIBIT "B"

Exceptions (continued)

Affidavit of Minor Revision of Survey

Recording Date: June 22, 2006

Recording No.: 200606220026 being a re-recording of 200606080113

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes

Purpose: Slope

Recording Date: June 20, 2006

Recording No.: 200606200084

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 The Breeze:

Recording No: 200606220058

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