

AFTER RECORDING MAIL TO:

KYLIE FLETCHER
FLETCHER LAW
11440 WEST BERNARDO COURT
SUITE 300
SAN DIEGO, CA 92127



201602180103

Skagit County Auditor \$78.00
2/18/2016 Page 1 of 6 3:58PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016497
FEB 18 2016

Amount Paid \$0
Skagit Co. Treasurer
By *Man* Deputy

QUITCLAIM DEED

Grantor(s): SCOTT C. LEDBETTER
SYLVIA SEPULVEDA

Grantee(s): SCOTT C. LEDBETTER, TRUSTEE
SYLVIA R. SEPULVEDA, TRUSTEE
THE LEDBETTER FAMILY TRUST

Abbreviated Legal: PTN LOT 3 ANACORTES SHORT PLAT NO. ANA-04-008 AND PTN LOT 19
ANACO BEACH

Additional legal(s) on page: EXHIBIT A

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

THE GRANTOR, SCOTT C. LEDBETTER and SYLVIA SEPULVEDA, husband and wife (herein, "Grantor"), whose address is 1330 Ravean Court, Encinitas, CA 92024, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby conveys and quitclaims to SCOTT C. LEDBETTER AND SYLVIA R. SEPULVEDA, TRUSTEES, or any successors in trust, under THE LEDBETTER FAMILY TRUST dated July 30, 2004 and any amendments thereto (herein, "Grantee"), whose address is 1330 Ravean Court, Encinitas, CA 92024, all of Grantor's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4405 Anaco Beach Place, Anacortes, WA 98221

Subject to easements, reservations, restrictions, covenants and conditions of record, if any.

Said property being the same property conveyed to Grantor and as described in instrument recorded on July 31, 2015, as Recording Number 201507310072.

Dated this February 6, 2016

GRANTOR:

Scott C. Ledbetter

Scott C. Ledbetter

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CA.
COUNTY OF SAN Diego

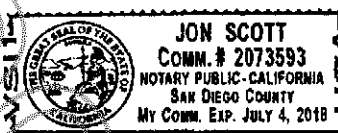
On FEB. 6th, 2016, before me, Jon Scott, the Notary Public, personally appeared Scott C. Ledbetter, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary Public

(Seal)



GRANTOR:

Sylvia Sepulveda

Sylvia Sepulveda

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CA.
COUNTY OF SAN DIEGO

On FEB 6th 2010, before me, Jon Scott, the Notary Public, personally appeared SYLVIA SEPULVEDA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature of Notary Public

(Seal)



EXHIBIT A

[Legal Description]

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 65 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

EXHIBIT B continued
EXCEPTIONS

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
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.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.