

When recorded return to:  
Thomas and Wyndham Jackson Family Trust  
416 2nd Street  
Anacortes, WA



Skagit County Auditor \$77.00  
12/9/2016 Page 1 of 5 3:28PM

Recorded at the request of:

File Number: A107793

### Statutory Warranty Deed

A107743  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wayne L. Lich and Joyce M. Lich, Trustees of the Lich Living Trust, dated January 15, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to GRANTEE Thomas R. Jackson and Wyndham E. Jackson, Trustees of the Thomas R. Jackson and Wyndham E. Jackson Family Trust dated November 10, 2003 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 7 - 13, Block 284, Anacortes; and  
Ptn. Tracts 1 & 9, Plate 9, Anacortes Tidelands

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P56458, 3772-284-010-0008, P32864, 350218-0-004-0003, P32871, 350218-0-011-0004

Dated 11/22/2016

Lich Living Trust

By: Wayne L. Lich, Trustee

By: Joyce M. Lich, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165571  
DEC 09 2016

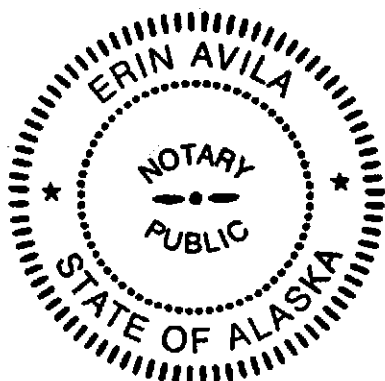
STATE OF Alaska }  
COUNTY OF FAIRBANKS NORTH STAR } SS:

Amount Paid \$ 20,724.20  
Skagit Co. Treasurer  
By: in am Deputy

I certify that I know or have satisfactory evidence that Wayne L. Lich and Joyce M. Lich are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Lich Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12.02.2016

URi An



Notary Public in and for the State of Alaska

Residing at KETCHIKAN GATEWAY PARK

My appointment expires: 05.12.2019

## EXHIBIT A

### PARCEL A:

Tract 9, Plate 9, Anacortes Tidelands of Section 18, Township 35 North, Range 2 East of the Willamette Meridian, as per plat recorded and on file in the office of the State Land Commissioner at Olympia, Washington;

### PARCEL B:

That portion of Lot 13, Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; described as follows:

Beginning at the Northeast corner thereof;  
thence West along said centerline 15 feet;  
thence Southeasterly at an angle of 45° from the centerline of said alley, 15 1/2 feet, more or less, to a point 3 feet South and 4 feet West of the Northeast corner of Lot 13 on the West line of a 4 foot easement for road purposes along the East line of said lot;  
thence North 3 feet to the North line of Lot 13;  
thence East along said North line and the South line of the vacated alley, 4 feet to the point of beginning;

### PARCEL C:

The West 4 feet of Lot 7, Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH the North Half of vacated alley adjacent thereto;

### PARCEL D:

Lots 8, 9 and 10, Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;  
TOGETHER WITH the North Half of vacated alley in said Block 284, and vacated Railroad Avenue North of said Block 284, lying between the projected East line of Lot 8 and the projected West line of Lot 10;

ALSO that portion of Tract 1 in Plate 9 of Anacortes Tidelands as per the official plat thereof filed in the office of the Department of Public Lands, lying between the East line of Lot 8 and the West line of Lot 10, projected North across said Tract 1;

### PARCEL E:

That portion of Lots 11, 12 and 13, Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; described as follows:

Beginning at a point on the West line of said Block 284 which is 74.98 feet North of Southwest corner of said Block 284; thence North 70°10' East a distance of 33.13 feet to a point of curve;  
thence right on a curve whose central angle is 19°50' and whose radius is 114.40 feet a distance of 39.56 feet to a point of compound curve, said point being on a line which is 7.0 feet South and parallel with the South line of a 16.0 foot vacated alley in said Block 284;  
thence East 20.0 feet to the East line of Lot 13;  
thence North 15.00 feet to the center line of a 16.0 foot vacated alley in said Block 284;  
thence West 90.00 feet to the West line of said Block 284;  
thence South 33.02 feet to the point of beginning;

TOGETHER WITH South Half of vacated alley abutting thereon;

### PARCEL F:

TOGETHER WITH a non-exclusive easement for driveway purposes over the East 6 feet of Lot 13 and the South Half of vacated alley abutting thereon, and the West 6 feet of Lot 14 and the South Half of vacated alley abutting thereon, in Block 284, MAP OF THE CITY OF ANACORTES, according to

Order No:

the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described property:

A right-of-way 16.0 feet in width, in Lots 11, 12 and 13 of Block 284, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; the Northerly line of said 16.0 foot easement being described as follows:

Beginning at a point on the West line of said Block 284, which is 74.98 feet North from the Southwest corner of said Block 284;

thence North  $70^{\circ}10'$  East a distance of 33.13 feet to a point of curve;

thence right on a curve whose central angle is  $19^{\circ}50'$  and whose radius is 114.40 feet, for a distance of 39.56 feet to a point of compound curve, said point being on a line which is parallel with and 7.0 feet South of the South line of a 16.0 foot vacated alley in said Block 284;

thence right on a curve whose central angle is  $90^{\circ}00'$  and whose radius is 20.00 feet, for a distance of 31.42 feet to a point on the East line of Lot 13, said point being North 73.00 feet from the Southeast corner of Lot 13 of Block 284 and the terminus of said line;

## EXHIBIT B

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edwin E. Dodge and Tempa E. Dodge, his wife  
Recorded: August 3, 1939  
Auditor's No. 315628  
Purpose: The free and uninterrupted use, liberty and privilege of a passage or right of way along, over and across a portion of the following described tract and premises for the purpose of passing through and along said right of way by vehicles or otherwise  
Area Affected: A right of way 4 feet in width along the East side and adjacent to the East line of Lot 13

#### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 6-15, Block 284  
Recorded: November 10, 1954  
Auditor's No. 509064  
Purpose: Ingress and egress  
Area Affected: East 6 feet of Lot 13, together with the vacated portion of the alley abutting thereon

#### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Anacortes  
Recorded: May 26, 1978  
Auditor's No. 880287  
Purpose: The purpose of excavating and constructing, installing, repairing, maintaining and replacing underground trunk and/or lateral sewers with full right of ingress and egress to perform any and all work incident to the above named purposes  
Area Affected: A strip of land 10 feet in width located outside the existing building and extending from the East property line South and West to the South property line of the following described tract: The West 4 feet of Lot 7, Lot 8, the vacated alley adjacent, the North 7 feet of Lots 12 and 13, and the South Half of vacated Railroad Avenue adjacent to the West 4 feet of Lot 7 and Lots 8 and 9, all in block 284, MAP OF THE CITY OF ANACORTES.

D. 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. (Affects: Tidelands)

E. 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.)

F. 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.

G. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

Order No:

H. 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: January 30, 2001  
Auditor's No.: 200101300112

I. 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: July 12, 2010  
Auditor's No.: 201007120003

J. TERMS AND CONDITIONS OF LETTER:

Recorded: June 2, 2011  
Auditor's No.: 201106020046

K. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Barry L. Shain and J. Renee Shain  
Recorded: January 25, 2012  
Auditor's No.: 201201250140  
Regarding: Disputed easement

Said instrument was modified by instrument recorded July 15, 2016, under Auditor's File No. 201607150079.