

When recorded return to:
Michael E McCoy
11290 Marine Lane
Anacortes, WA 98221



Skagit County Auditor
1/31/2017 Page

1 of

8

\$80.00
3:37PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029652

GUARDIAN NORTHWEST TITLE CO.

112332

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack Staff LTD, a Limited Partnership

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Michael E McCoy, an unmarried man

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.)

Tract 40, Anaco Beach

Tax Parcel Number(s): P61849

Subject to:

1. Subject to's attached on Exhibit "B"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017421
JAN 31 2017

Amount Paid \$ 15,452.00
Skagit Co. Treasurer
By *ADM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 19, 2017

Jack Staff LTD

BY: 

Henry Matthew Van Berber
Successor General Partner

STATUTORY WARRANTY DEED
(continued)

State of TEXAS
County of Dallas

I certify that I know or have satisfactory evidence that
Henry Mathew Van Berber

is are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the attorney in fact of Jack Star LTD to be the
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/24/17

Shawna Sampson
Name: Shawna Sampson
Notary Public in and for the State of TEXAS
Residing at: 2115 W. TX
My appointment expires: 6-24-17

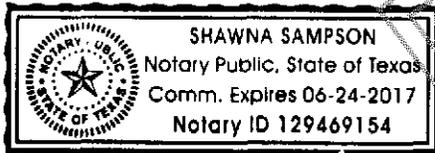


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61849

Tract 40, "ANACO BEACH", according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/5 interest in tidelands of the First Class as conveyed by the State of Washington lying in front of adjacent to and abutting upon a portion of Tracts 37 and 38 of said Plat of "ANACO BEACH" as more fully described and set forth in that certain document recorded under Auditor's File No. 8801130066, records of Skagit County, Washington.

ALSO TOGETHER WITH AND SUBJECT TO those certain easements for access to the beach and for ingress, egress and utilities as more fully described and set forth in documents recorded under Auditor's File Nos. 8801130067, 8801130068 and 8801130069 and as delineated on the face of that certain Survey recorded in Volume 7 of Surveys, pages 186 and 187 under Auditor's File No. 8804210019, records of Washington, Skagit County, Washington.

EXHIBIT "B" SUBJECT TO'S

Order No.: 620029652

For APN/Parcel ID(s): P61849

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, Skagit County, Washington
Recorded: April 23, 1930
Auditor's No.: Volume 5 of Plats, page 4

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

Executed By: E. Radford Mitchell and Mae E. Mitchell, his wife
Recorded: June 18, 1947
Auditor's No.: 405674
As Follows: Easement for road now being constructed
Affects: Portion of subject property. See document for full particulars

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

Executed By: Oscar F. Koenig, et ux
Recorded: October 18, 1960
Auditor's No.: 599928
As Follows:

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS: The tracts herein sold shall be used for dwelling purposes only and no part thereof shall be used for any dance hall, store, amusement resort or for any commercial purpose of any kind or nature whatsoever. The restrictive covenants are agreed as covenants running with the title to the said tracts herein sold and violations of any of them shall cause the title of said tracts to revert to grantors and heirs, executors and assigns and said grantors and heirs, executors and assigns may maintain suit for injunction and damages to enforce the restrictions or violation thereof.

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: Survey in Plat of Anaco Beach
Recorded: August 26, 1987
Auditor's No.: 8708260003

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

Dated: November 14, 1987
Recorded: January 13, 1988
Auditor's No.: 8801130067
Executed By: Maurice O. Helland and Martha J. Helland, husband and wife, and Barbara Bryan, a widow

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

Dated: December 28, 1987
Recorded: January 13, 1988
Auditor's Nos.: 8801130068 and 8801130069
Executed By: Maurice O. Helland and Martha J. Helland and Barbara Bryan

G. 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 of Anaco Beach
Recorded: April 21, 1988
Auditor's No.: 8804210019

H. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 7, 1988
Recorded: June 16, 1988
Auditor's No.: 8806160074
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: A portion of subject property. See document for full particulars

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Donald H. Coughlin, et ux, et al
Recorded: June 27, 1988
Auditor's No.: 8806270071, 8806270072, 8806270073 and 8806270074
Purpose: Drainfield
Area Affected: A portion of subject property. See document for full particulars

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Order No. 620029652

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J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Sue Sentell Harbaugh, a married woman, as her separate property right
Recorded: April 5, 1993
Auditor's No. 9304050148
Purpose: Easement for utilities
Area Affected: A portion of subject property. See document for full particulars

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Joseph and Nancy Simmonds
Dated: May 1994
Recorded: May 20, 1994
Auditor's No.: 9405200021
Regarding: Alternative Sewage System Installations

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: Read and Carol Archibald
Auditor's No.: June 21, 1999
Regarding: 9906210002

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

M. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 511409 and 550569, 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.

N. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

O. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Burrows Bay/Puget Sound.

EXHIBIT "B" SUBJECT TO' S

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P. 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.)

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