

When recorded return to:
Kevin Bessler and Michelle M. Bessler
4416 Ariaco Beach
Anacortes, WA 98221



201706260196
Skagit County Auditor
6/26/2017 Page

1 of 5 3:41PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031007

CHICAGO TITLE
620031007

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amy Elizabeth Rogers, An unmarried woman

for and in consideration of "Ten Dollars and Other Valuable Consideration, as part of a IRS 1031 Tax Deferred Exchange"

in hand paid, conveys, and warrants to Kevin F. Bessler and Michelle M. Bessler, a married couple

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): B-3 CITY OF ANACORTES ANA 07-006

Tax Parcel Number(s): P129948/ 3858-000-071-0400, P120571/ 3858-000-008-0800

Subject to:

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

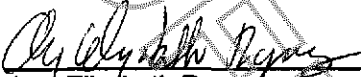
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172828
JUN 26 2017

Amount Paid \$6057.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 20, 2017


Amy Elizabeth Rogers

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Amy Elizabeth Rogers is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

June 23, 2017



Name: Jeryl R. Talley-Hall

Notary Public in and for the State of Maryland, Prince George's Co.

Residing at: 5702 Butterfield Dr. Clarks, MD, 20735

My appointment expires: 10/31/2020

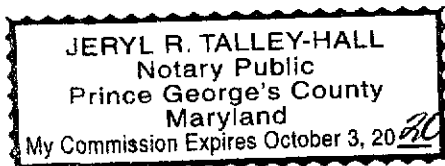


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129948/ 3858-000-071-0400 and P120571/ 3858-000-008-0800

Lot B-3, City of Anacortes Short Plat No. ANA07-006, Approved September 17, 2009 and recorded November 2, 2009 under Auditor's No. 200911020015, Records of Skagit County, WA; Being a portion of lots 70 and 71, Anaco Beach, According to the plat Thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH a 1/3 interest of that certain 7/30th interest to the Northwesterly 20 feet of Lot 8 "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement for roadway, reserved in deed
Dated: July 30, 1932
Recorded: August 2, 1932
Auditor's No.: 252024, records of Skagit County, WA
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Auditor's No.: 321628, records of Skagit County, WA
In favor of: Puget Sound Power and Light company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Public or private easements, if any, lying within vacated portions.
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 18, 2004
Auditor's No(s): 200402180124, records of Skagit County, Washington
In favor of: Carolyn Swadener and the City of Anacortes
For: Construction, maintenance and repair of a sewer pipeline and future appurtenances
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 City of Anacortes Short Plat No. ANA-07-006:

Recording No: 200911020015, records of Skagit County, Wa
6. Terms and conditions of various recordings amending boundary lines as recorded under Skagit County Auditor's File Nos. 200305050369 and 200305050370
7. RESERVATION IN DEED RECORDED MAY 14, 2003, UNDER AUDITOR'S FILE NO. 200305140169, AS FOLLOWS:

"ALSO SUBJECT TO: It is agreed that all future sales of properties with interest in the Beach Access will result in equal ownership of the beach access for all parties. Also, the Beach Access cannot be sold independently and must be sold with Parcel I as described in Purchase & Sale Agreement #52163 between Jason and Marguerite LaVelle and Carolyn J. Swadener."

EXHIBIT "B"

Exceptions (continued)

8. **Matters disclosed and/or delineated on the face of Surveys recorded under Auditor's File Nos. 200601180060, 200403220173, 200401140057, 200301100006, and 200305050371.**
9. **City, county or local improvement district assessments, if any.**
10. **Assessments, if any, levied by City of Anacortes.**