

When recorded return to:

Richard Arvid Anderson
The Anderson Family Trust, dated May 4, 2005 and
repeated in its entirety on December 28, 2015
5410 West Shore Road
Anacortes, WA 98221



201707120053

Skagit County Auditor \$77.00
7/12/2017 Page 1 of 5 2:12PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030011

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond F. Perry, an unmarried person, as his separate estate and Jocelyn I. Palmer-Perry, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Richard Arvid Anderson, Trustee and Carolyn M. Tirner-Anderson, Trustee of The Anderson Family Trust, dated May 4, 2005 and restated in its entirety on December 28, 2015

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): 50 and 51 Potlatch Beach

Tax Parcel Number(s): P68071/ 3967-000-051-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3167
JUL 12 2017

Subject to:

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

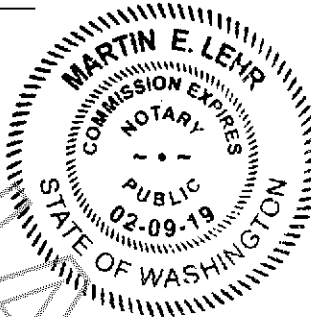
Amount Paid \$11,788.60
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2017

Raymond F. Perry
Raymond F. Perry

Jocelyn Palmer-Perry
Jocelyn Palmer-Perry



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Jocelyn Palmer-Perry is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11, 2017

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Raymond F. Perry is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 11, 2017

Martin E. Lehr
Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P68071/ 3967-000-051-0003

PARCEL A:

Lots 50 and 51, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

EXCEPT that portion thereof lying above the line of extreme high tide

TOGETHER WITH AN undivided 2/75 interest in and to that portion of Lots 19 to 56 inclusive, PLAT OF POTLATCH BEACH, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying below the line of extreme high tide and in tidelands of the Second Class adjacent to and abutting said Lots 19 to 56, inclusive

Situate in Skagit County, Washington.

Parcel B:

A non-exclusive easement for access to the beach over and across Lot 19 and that portion of Lots 20 and 21 lying West of the West line of the East 255 feet of said Lots 20 and 21 in said Plat of Potlatch Beach.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1960
Auditor's No(s): 594016, records of Skagit County, Washington
In favor of: H.B. Nelson and Ida M. Nelson, husband and wife
For: Waterlines
Affects: The East 10 feet of said premises

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: November 11, 1911 and April 11, 1947
Auditor's No.: 87523, 87524 and 403142, records of Skagit County, WA
Affects: Tidelands

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. Terms, conditions, and restrictions of that instrument entitled Mitigation Plan Public Water System Wellhead Protection Area;
Recorded: September 2, 1999
Auditor's No(s): 199909020099, records of Skagit County, Washington

5. Agreement, including the terms and conditions thereof; entered into;
By: Public Utility District No. 1 of Skagit County
And Between: Raymond F. Perry and Jocelyn I. Palmer-Perry
Recorded: January 25, 2001
Auditor's No. 200101250060, records of Skagit County, Washington
Providing: Water service

EXHIBIT "B"

Exceptions
(continued)

6. Any lien or liens arising from the remaining fractional interest in Parcel A, whether arising through the payment of taxes or otherwise.
7. City, county or local improvement district assessments, if any.