

When recorded return to:  
Brian H. Kelley and Patricia R. Pedigo  
11268 Marine Drive  
Anacortes, WA 98221



201708170111  
Skagit County Auditor  
8/17/2017 Page

1 of 4 \$77.00  
3:27PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030913

CHICAGO TITLE  
620030913

### STATUTORY WARRANTY DEED

THE GRANTOR(S) William D. Ogston and Kathryn P. Perry, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Brian H. Kelley and Patricia R. Pedigo, 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): 44 & ptn 45 Anaco Beach

Tax Parcel Number(s): P116187 / 3858-000-044-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017 3862  
AUG 17 2017

Amount Paid \$ 22,700.00  
Skagit Co. Treasurer  
By *SI* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 11, 2017

William D. Ogston  
William D. Ogston

Kathryn P. Perry  
Kathryn P. Perry

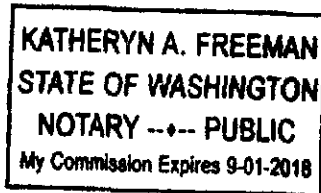
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that  
William D. Ogston and Kathryn P. Perry  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: August 11, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116187 / 3858-000-044-0000**

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Tract 44, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, and that portion of Tract 45, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Tract 45;  
thence South 58°44'07" West, along the North line of said Tract 45, a distance of 398.91 feet to the true point of beginning;  
thence continue South 58°44'07" West a distance of 82.58 feet;  
thence South 31°15'23" East a distance of 10.76 feet;  
thence North 58°44'07" East a distance of 82.58 feet;  
thence North 31°15'53" West a distance of 10.76 feet to the true point of beginning;

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. 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 Anaco Beach:

Recording No: Volume 5, page 4

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 26, 1984  
Auditor's No(s): 8401260048, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Lot 44

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 5, 2007  
Recording No.: 200703050190  
Matters shown: Property boundaries

4. 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.
5. Question of location of lateral boundaries of said second class tidelands or shorelands.
6. City, county or local improvement district assessments, if any.