



201710170077

Skagit County Auditor

\$133.00

10/17/2017 Page

1 of

10

4:02PM

Document Title: SWDReference Number:

#02-163510-0E

Grantor(s):☐ additional grantor names on page \_\_\_\_

1. Thomas JACKSON
2. Wyndham E. JACKSON

Grantee(s):☐ additional grantee names on page \_\_\_\_

1. Luanne FREER
- 2.

Abbreviated legal description:☐ full legal on page(s) \_\_\_\_NW1/4 18-35-2 (aka Lot B  
BLA-2017-0008)Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page \_\_\_\_

P56458

I, Christi Stratton, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

10/17/17

9  
AFTER RECORDING MAIL TO:

Luanne Freer  
101 U Avenue  
Anacortes, WA 98221

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-163510-OE

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR THOMAS R. JACKSON and WYNDHAM E. JACKSON, TRUSTEES OF THE THOMAS R. JACKSON AND WYNDHAM E. JACKSON FAMILY TRUST, DATED NOVEMBER 10, 2003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LUANNE FREER, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NW ¼; 18-35-2 (aka Lot B, Jackson Boundary Line Adjustment, No. BLA-2017-0008)

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-163510-OE.

**ALSO SUBJECT TO: Reservation attached as Exhibit "B" hereto, and by this reference made a part hereof.**

Tax Parcel Number(s): 3772-284-010-0008, P56458, P 32871

Dated October 16, 2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174887  
OCT 17 2017

Amount Paid \$21,365.00  
Skagit Co. Treasurer  
By *nm* Deputy

Thomas R. Jackson and Wyndham E. Jackson,  
Trustees of the Thomas R. Jackson and Wyndham E.  
Jackson Family Trust, dated November 10, 2003

By: Thomas R. Jackson, Trustee

By: Wyndham E. Jackson, Trustee

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas R. Jackson and Wyndham E. Jackson signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of Thomas R. Jackson and Wyndham E. Jackson\* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
\*Family Trust, dated November 10, 2003

Dated: October 17, 2017

Notary Public  
State of Washington  
LIA M COLEMAN  
Appointment Expires Aug. 25, 2019

Lia M Coleman  
Notary Public in and for the State of Washington  
Residing at MOUNT VERNON  
My appointment expires: 8-25-2019

## **EXHIBIT A**

Lot B, Jackson Boundary Line Adjustment, No. BLA-2017-0008, approved October 8, 2017, recorded October 9, 2017, under Auditor's File No. 201710090071, records of Skagit County, Washington; being a portion of the Northwest ¼ Section 18, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

## EXHIBIT B

### Reservation

To benefit 101 U Ave with restriction on adjacent 416 2<sup>nd</sup> St. Anacortes 98221

June 15, 2017

RESERVING for the benefit of 101 U Ave Anacortes, WA (Beneficiary), the Grantor at the adjoining property of 416 2<sup>nd</sup> St. Anacortes and all its successors and assigns, makes the following grant to protect the view of the Beneficiary more particularly described as:

Benefit of (Beneficiary): 101 U Ave, Anacortes Washington, 98221, parcels P56458, P32871, P32864.

Restriction on (Grantor): 416 2<sup>nd</sup> Street, Anacortes Washington, 98221, parcel P32865, P56456, P56457.

This restriction shall henceforth be considered incorporated into the deed of 416 2<sup>nd</sup> St. WA [parcels P32865, P56456, P56457] and transferrable at all future sales to new owners until negotiated otherwise:

- 1) The land on 416 2<sup>nd</sup> St which lies to the north of the northern boundary 101 U Ave. shall have no structures of any sort other than a deck at the existing height or lower, and stairs to the beach, and aesthetics safety hand rails as deemed necessary.
- 2) A future recreational dock may be installed at 416 2<sup>nd</sup> St but it shall not include any structure other than ramp, dock, pilings and safety rail if deemed necessary.

The notated boundary line map is included as Attachment A, attached.

Grantor: Trustee/Owner of 101 U Ave

Date: 10/17/17

Grantor: Co-Trustee/Owner of 101 U Ave

Date: 10/17/17

Beneficiary Trustee/Owner of 416 2<sup>nd</sup> St.:

Date: 10/17/17

# Attachment A to

Reservation To benefit 101 U Ave with restriction on 416 2<sup>nd</sup> St. Anacortes 98221

## JACKSON BOUNDARY IN THE N.W. 1/4, SEC. 18, CITY OF ANACORTE LUCKES CHANNEL

### LEGEND

FOUR  
UNDERGROUND  
SEWER  
STORM  
WATER  
PAVE  
SIDE  
WET  
PROPERTY OF FOUND BOUNDARY  
OTHER

This region of 416  
2<sup>nd</sup> St. is restricted

### PROPERTY LINE TABLE

- ① N 70°10'00" E 31.03'
- ② L=40.78'  
R=114.40'  
D=20°25'26"
- ③ N 89°24'34" W 21.00'
- ④ N 00°35'26" E 15.00'
- ⑤ S 89°24'34" L 4.00'
- ⑥ N 89°24'34" W 4.00'
- ⑦ N 00°35'26" E 7.60'

TOTAL LOT  
AREA =  
12,647 SF  
AFTER BLA  
LOT AREA  
ABOVE  
DHW IS  
10,657 SF

16' INGRESS  
AND EGRESS  
EASEMENT  
PARCEL "H"

40' AVENUE

16' INGRESS AND  
EGRESS EASEMENT  
PARCEL "H"

2ND STREET

BLOCK 285

SURVEYOR  
DALE K. HERRIGSTAD P.L.S.  
4320 WHISTLE LAKE ROAD  
ANACORTES WA 98221  
360-299-8804



SURVEYOR'S CERTIF.  
THIS MAP CORRECTLY REPRESENTS  
MY DIRECTION IN CONFORMA  
SURVEY RECORDING ACT AT  
2017.

DALE K. HERRIGSTAD, P.L.S.

Date  
12/20/2017

**Reservation**

**To benefit 416 2<sup>nd</sup> St. with restriction on adjacent 101 U Ave. Anacortes 98221**

**Dated June 15, 2017**

RESERVING for the Benefit of 416 2<sup>nd</sup> St. in Anacortes, WA, given by the Grantor and owner at the adjoining property of 101 U Ave in Anacortes and all its successors and assigns, makes the following grant to protect the view of the Beneficiary more particularly described as:

**Benefit of (Beneficiary):** 416 2<sup>nd</sup> Street, Anacortes Washington, 98221, parcel P32865, P56456, P56457.

**Restriction on (Grantor):** 101 U Ave, Anacortes Washington, 98221, parcels P56458, P32871, P32864.

Such reservation being a *permanent* restriction on the property conveyed known as 101 U Ave in Anacortes WA [parcels P56458, P32871, P32864] and shall transfer to any future owners of 101 U Ave. whereunder:

1) No addition or expansion may be made to the existing structure where any part of that that addition is within 32 feet of the northerly boundary of the property, and no addition or improvement may be made to the existing structure which will cause the height of any part of the structure to be greater than 39.2 feet above Ordinary High Water (OHWM);

2) no new structure or expansion of existing structure, shall be installed, placed, or constructed within 32 feet of the northerly boundary of the property conveyed; and

This restriction shall henceforth be incorporated into the deed of 101 U Ave and transferrable at all future sales to new owners until negotiated otherwise:

1) The height restriction of 39.2 feet above Ordinary High Water Mark (OHWM) is 18 feet vertically above the surveyor's elevation reference point (top of PK nail in concrete, elevation= 21.2 ft. above OHWM) as located in the annexed exhibit "A", incorporated by this reference.

Exhibit A – attached.

2) "Height" means the part of the structure, improvement, device or obstruction that rises or extends upward the distance above the reference point, i.e., the surveyor's reference in #1.

3) If the surveyor's elevation reference in #1 above needs to be moved or altered, then a new reference nail may be placed by a qualified surveyor to become the new reference and the elevations from the original reference mentioned herein shall not be modified.

Grantor: Trustee/Owner of 101 U Ave

Date: 10/17/17

Grantor: Co-Trustee/Owner of 101 U Ave

Date: 10/17/17

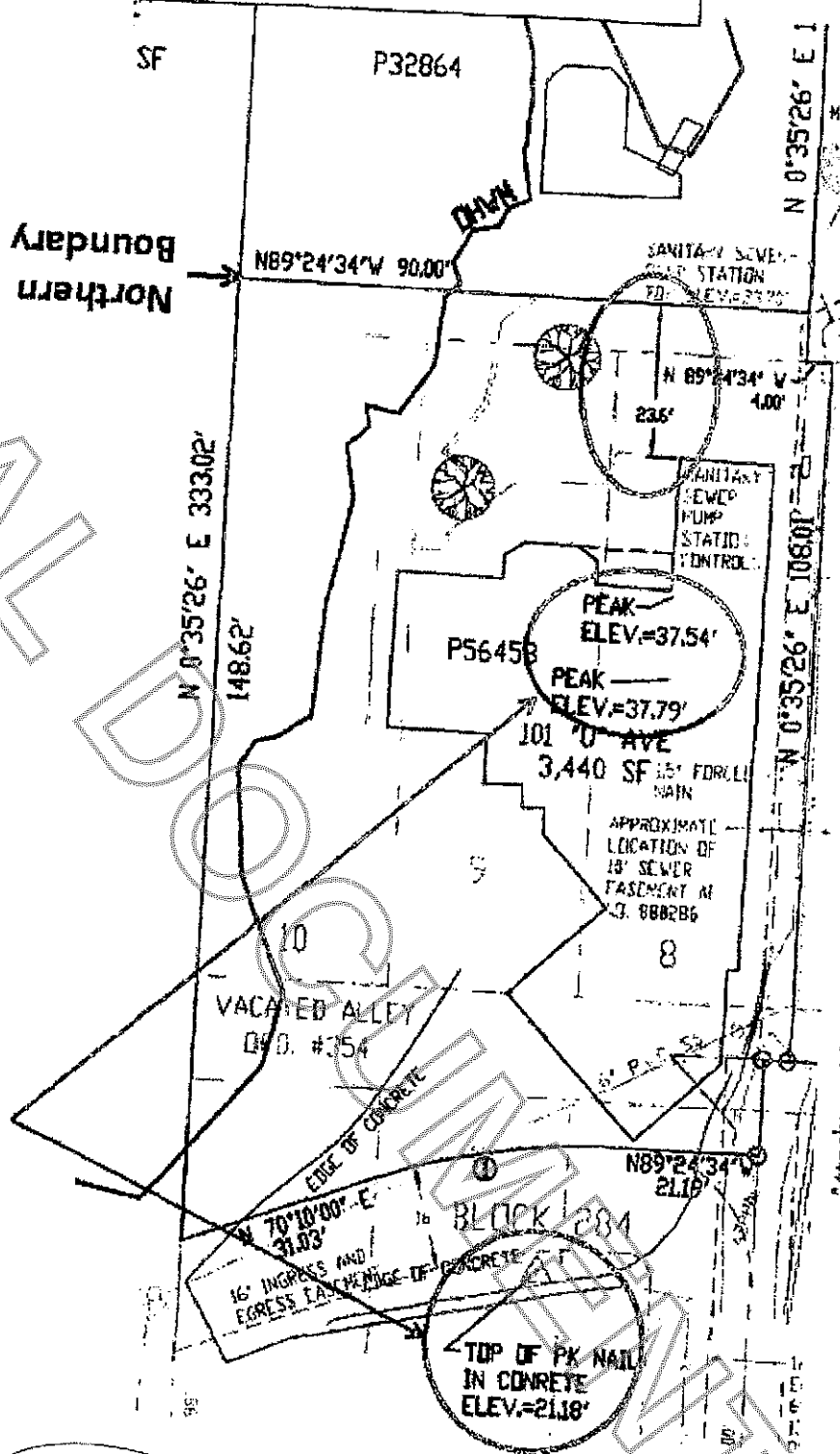
Beneficiary Trustee/Owner of 416 2<sup>nd</sup> St.:

Date: 10/17/17

Attachment A to  
View Easement Reservation 6/15/2017  
To benefit 416 2nd St with restriction on 101 U Ave. Anacortes 98221

# 101 U as-built: Surveyed March 2017

Height "zero datum" is  
Ordinary Mean High Water.  
Surveyor's nail in driveway is at  
elevation 21.18' above OHWM



10/17/17  
Wf 10/17/17

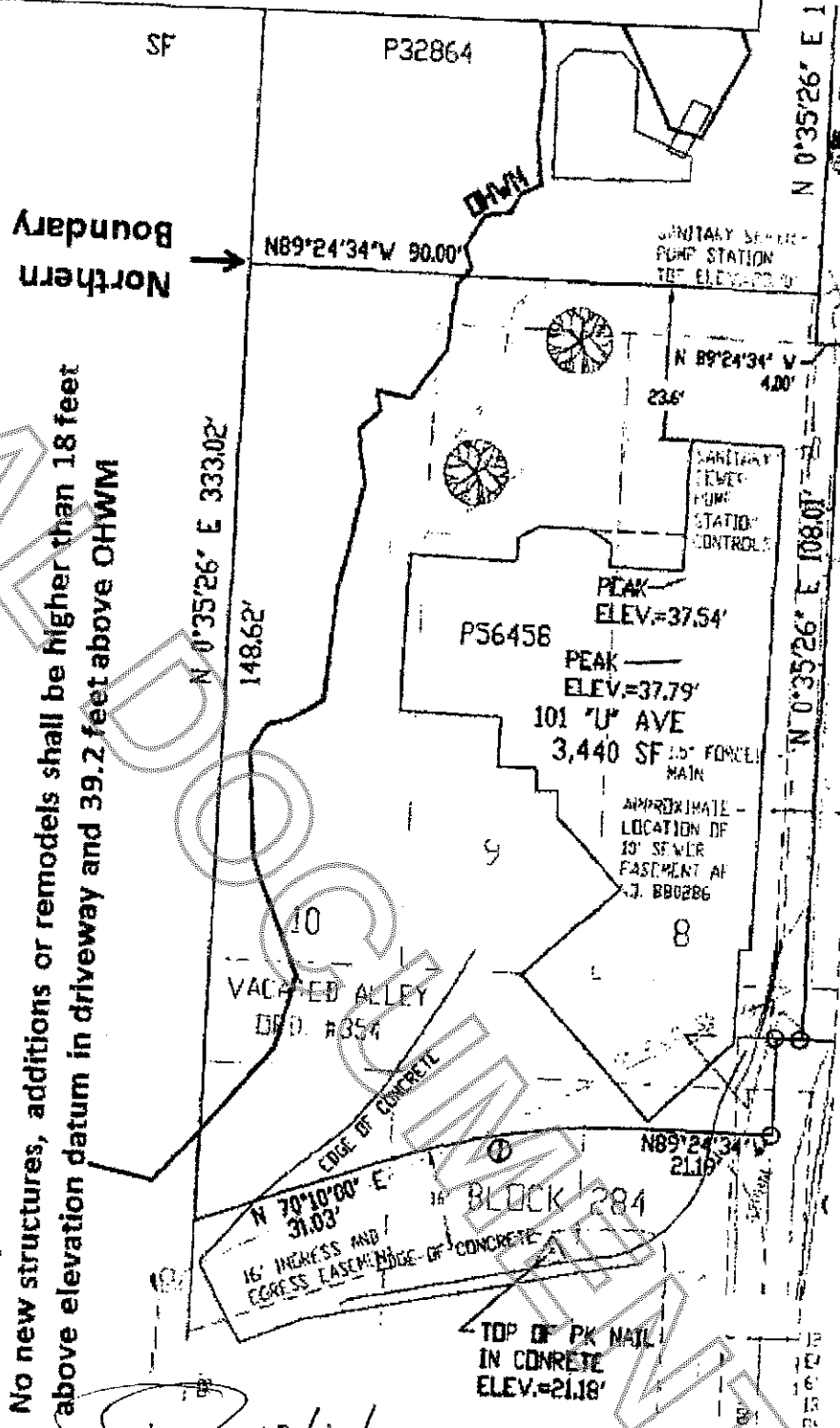


Attachment A to  
View Easement Reservation 6/15/2017  
To benefit 416 2nd St with restriction on 101 U Ave. Anacortes 98221

# 101 U Height Limit and Northern Setback

View easement/restriction placed on 101 U Ave. (by 416 2nd St) shall limit the bulk of the structure with the following objectives:

1. No new structures or additions shall be built within 32 feet of the northern boundary. Existing structure's dimensions shall be allowed indefinitely.
2. No new structures, additions or remodels shall be higher than 18 feet above elevation datum in driveway and 39.2 feet above OHWM



10/17/17  
10/17/17

# Attachment A to

View Easement Reservation 6/15/2017

To benefit 416 2nd St with restriction on 101 U Ave. Anacortes 98221

JOB NO: 2017-10  
DATE: March 28, 2017  
SCALE: 1"=30'  
DRAWN: D. HERRIGSTAD  
CHECK: D. HERRIGSTAD

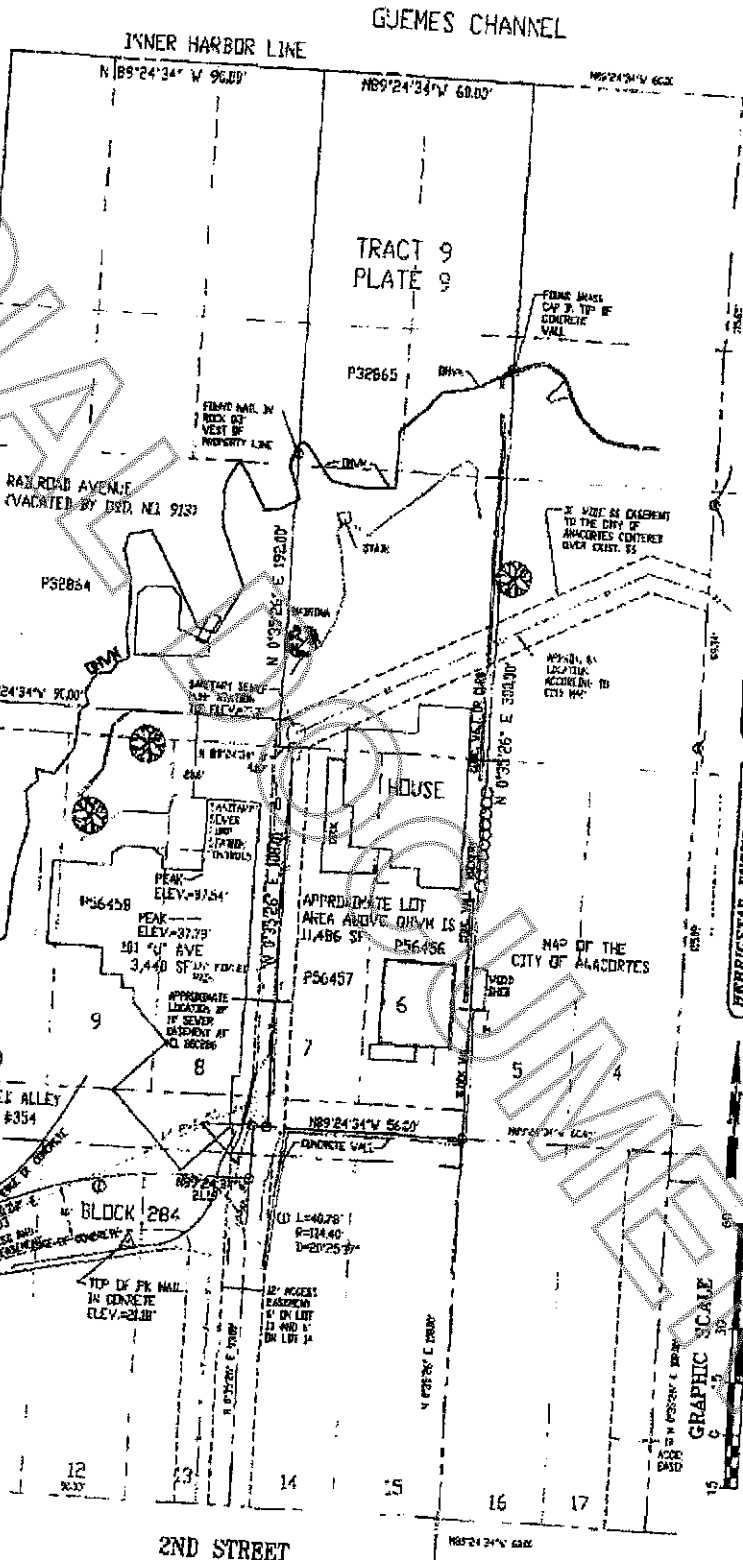
Jackson Property  
416 2nd Street & 101 U Ave  
Owner: Tom Jackson  
Developer: 416 2nd Street  
Anacortes, WA 98221

HERRIGSTAD ENGINEERING  
& SURVEYING  
DALE K. HERRIGSTAD P.E., P.L.S.  
4329 WHISTLE LAKE ROAD  
ANACORTES, WA 98221 299-8804  
REV.:  
C1

**LEGEND**

FENCE  
GAS  
UNDERGROUND  
POWER  
SANITARY  
SEWER  
STORM  
SEWER  
WATER  
MAIN  
SSCO  
SSMH  
WHET  
PROPERTY  
CORNER  
FOUND REBAR  
AND CAP

UPLAND LOT AREA  
BEFORE B.L.A.  
11,310 SF  
AFTER B.L.A.  
9,899 SF  
351'-2,451' SF



Preliminary B.L.A.  
Map

Jackson Property  
416 2nd Street & 101 U Ave  
Anacortes, WA 98221

HERRIGSTAD ENGINEERING  
& SURVEYING  
DALE K. HERRIGSTAD P.E., P.L.S.  
4329 WHISTLE LAKE ROAD  
ANACORTES, WA 98221 299-8804  
REV.:  
C1

GRAPHIC SCALE  
1"=30'

W  
6/17/17