



201903290127

03/29/2019 03:45 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

EFFETTE, LLC
1415 Commercial Avenue, #205
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

19-1482-KS

THE GRANTOR(S) John I. Ripley, who acquired title as John Ripley and Constance B. Ripley, who acquired title as Constance Ripley, husband and wife,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to EFFETTE, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

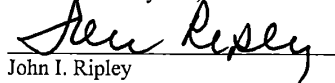
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

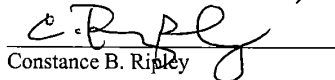
Abbreviated legal description: Ptn Tract 2, Plate 11, Anacortes Tide and Shorelands

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P33186 & 350230-0-209-0000

Dated: February 15th, 2019


John I. Ripley


Constance B. Ripley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191147
MAR 29 2019

Amount Paid \$ 28,040.00
By  Skagit Co. Treasurer
Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John I. Ripley and Constance B. Ripley are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29 March day of February, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2919 V Avenue, Anacortes, WA 98221

Tax Parcel Number(s): P33186 & 350230-0-209-0000

Property Description:

That portion of Tract 2, Plate 11, ANACORTES TIDE AND SHORELANDS, according to the official map thereof in the office of the State Land Commissioner in Olympia, Washington, described as follows:

Beginning at the intersection of 30th Street and "T" Avenue;
thence South 89°59'40" East 584.25 feet;
thence South 52°24'04" East 299.52 feet;
thence South 89°59'40" East 223.74 feet;
thence North 06°00'12" West 218.66 feet to the Southeast corner of that certain tract conveyed to Ernest Armstrong, et ux, by deed recorded May 18, 1989; under Auditor's File No. 8905180038, and the true point of beginning;
thence South 90°00' East 112.83 feet to an intersection with the inner harbor line;
thence South 30°20'05" East along said inner harbor line for 66.23 feet;
thence South 02°46'07" East for 120.47 feet to the North line of 30th Street as conveyed to the public for roadway purposes by deeds recorded June 29, 1989, under Auditor's File Nos. 8906290046 and 8906290047
thence North 89°59'40" West 203.20 feet along said North line to the beginning of a curve to the right having a radius of 400 feet;
thence along the arc of said curve through a central angle of 31°02'29" an arc distance of 216.71 feet;
thence North 6°0'12" West 120.83 feet to the Southwest corner of the above said Armstrong Tract; thence South 90°00' East along the South line of said Armstrong Tract 270.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B

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1. Reservations contained in deed from the State of Washington, recorded under Auditor's File No. 76533 (Recorded November 24, 1909), 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.
 2. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.
 3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
 4. 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.)
 5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Anacortes Yacht Services recorded October 27, 1989 as Auditor's File No. 8910270035.
 6. Reservations, provisions and/or exceptions contained in instrument executed by Ernest Armstrong and Elizabeth Armstrong, recorded December 12, 1994 as Auditor's File No. 9412160095.
 7. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Transpac Industrial Development Enterprises, LLC recorded December 28, 1998 as Auditor's File No. 9812280037.
 8. Regulatory notice/agreement regarding Encroachment Agreement that may include covenants, conditions and restrictions affecting the subject property, recorded October 11, 2001 as Auditor's File No. 200110110091 .
- 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.
9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey for Bananabelt Boats, LLC recorded September 30, 2016 as Auditor's File No. 201609300172.

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