

When recorded return to:

Izumi R. Hoehn and Thomas J. Morris
4418 Anaco Beach Rd.
Anacortes, WA 98221

GNW 22-15505

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brooks Middleton and Kelly Donovan Middleton, husband and wife

for and in consideration of ten dollars and other valuable consideration, as part of an IRS 1031 Tax
Deferred Exchange

in hand paid, conveys, and warrants to Izumi R. Hoehn, an unmarried person and Thomas J. Morris, an
unmarried person

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. Lots 70 & 71, Anaco Beach (aka Lot B-1, SP ANAO7-006)

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): P129947/3858-000-071-0300; P130895/3858-000-008-1080

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222597

Jun 23 2022

Amount Paid \$2725.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15505-KS

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Dated: June 23, 2022

[Signature] 6/23/2022

Brooks Middleton

[Signature] 6/23/2022

Kelly Donovan Middleton

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brooks Middleton and Kelly Donovan Middleton are the persons who appeared before me and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

[Signature]
Signature

Notary
Title

My appointment expires: 10-6-2024



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4420 Anaco Beach Road, Anacortes, WA 98221
Tax Parcel Number(s): P129947/3858-000-071-0300; P130895/3858-000-008-1080

Property Description:

Lot B-1, City of Anacortes Short Plat No. ANAO7-006. 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", as per plat recorded in Volume 5 of Plats, page 5, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT B

22-15505-KS

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of "ANACO BEACH"

Recorded: April 23, 1930

Auditor's No.: 233177

11. 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.

12. Right of third parties to cross Lot 8 for access to tidelands, as disclosed by various instruments of record.

13. The Company has no knowledge as to whether the owner(s) of the remaining fractional interest(s) in said real estate has (have) any lien or liens upon the specific interest covered herein, whether arising through the payment of taxes or otherwise, and is unwilling to insure against same.

Affects Lot 8

14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company

Auditor's No. 321628

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

15. RESERVATIONS CONTAINED IN DEED

Executed by: M. R. Wood and Georgie W. Wood, husband and wife

Recorded: August 2, 1932

Auditor's No: 242024 (Volume 161, page 324)

As Follows:

Subject to easement for road as existing through the East portion of Tracts 70, 71, 72 and the Southerly portion of Tract 75, between which said reservation or easement shall be automatically cancelled and annulled whenever the City of Anacortes, any person or persons, constructs a road supplanting and substituting for all practical purposes another road of equal benefit to users of present road as herein reserved.

16. Public or private easements, if any, lying within vacated portions.

17. Terms and conditions of various recordings amending boundary lines as recorded under Skagit County Auditor's File Nos. 200305050369 and 200305050370

18. 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 | as described in Purchase & Sale Agreement #52163 between Jason and Marguerite LaVelle and Carolyn J. Swadener."

Statutory Warranty Deed
LPB 10-05

19. 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 Swadner and the City of Anacortes For: Construction, maintenance and repair of a sewer pipeline and future appurtenances

20. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey(s)

Recorded: January 18, 2006, March 22, 2004, January 14, 2004, January 10, 2003 and May 5, 2003

Auditor's No.: 200601180060, 200403220173, 200401140057, 200301100006, and 200305050371

21. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Anacortes Short Plat No. ANA-07-006

Recorded: November 2, 2009

Auditor's No.: 200911020015

22. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Izumi R. Hoehn, an unmarried woman, as her separate property

Purpose: A non-exclusive easement for the construction, installation, replacement, and repair of all utilities over, under, across and through Area Affected:

A non-exclusive easement for the construction, installation, replacement, and repair, of all utilities over, under, across and through a strip of land six (6) feet in width, (as described in instrument)

Recorded: January 26, 2012

Auditor's No.: 201201260153