

When recorded return to:

Caroline Rita Bushner
The Bushner Family Trust
11272 Marine Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250681

Mar 11 2025

Amount Paid \$90985.00
Skagit County Treasurer
By Lena Thompson Deputy

CT - 620058189

CT - 245469085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Serge Philip Kairez and Carolyn E. Kairez also appearing of record as S. Philip Kairez and Carolyn Kairez, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Paige A. Bushner and Caroline R. Bushner, as Trustees of The Bushner Family Trust Dated December 20, 2000

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.)

Tract 39, Anaco Beach, According To The Plat Thereof Recorded In Volume 5 Of Plats, Page 4, Records Of Skagit County, Washing

Tax Parcel Number(s): P61848, 3858-000-039-0002

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/7/2025Serge Philip Kairez
Serge Philip KairezCarolyn E Kairez
Carolyn E. KairezState of WACounty of SkagitThis record was acknowledged before me on 3-7-2025 by Serge Philip Kairez and Carolyn E. Kairez.Kayla Skinner
(Signature of notary public)Notary Public in and for the State of WA

My commission expires: _____

KAYLA SKINNER

NOTARY PUBLIC 159571

MY APPOINTMENT EXPIRES: 7-21-25

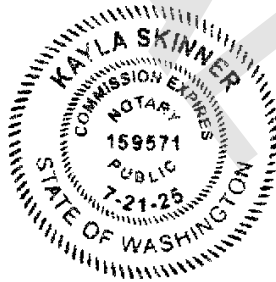


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P61848 / 3858-000-039-0002

TRACT 39, "ANACO BEACH", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 1/5 INTEREST IN TIDELANDS OF THE FIRST CLASS AS CONVEYED BY THE STATE OF WASHINGTON LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON A PORTION OF TRACTS 37 AND 38 OF SAID PLAT OF "ANACO BEACH" AS MORE FULLY DESCRIBED AND SET FORTH IN THAT CERTAIN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8801130066, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH AND SUBJECT TO THOSE CERTAIN EASEMENTS FOR ACCESS TO THE BEACH AND

FOR INGRESS, EGRESS AND UTILITIES AS MORE FULLY DESCRIBED AND SET FORTH IN DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8801130067, 8801130068 AND 8801130069 AND AS DELINEATED ON THE FACE OF THAT CERTAIN SURVEY RECORDED IN VOLUME 7 OF SURVEYS, PAGES 186 AND 187 UNDER AUDITOR'S FILE NO. 8804210019, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of ANACO BEACH:

Recording No: 233177

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Roadway traversing Tracts 38 to 43, inclusive of the herein described plat

Recording Date: July 23, 1949

Recording No.: 433996

Affects: As described

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress

Recording Date: June 7, 1960

Recording No.: 595246

Affects: As described

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: October 18, 1960

Recording No.: 599928

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Surveys:

Recording No: 3708260003

EXHIBIT "B"Exceptions
(continued)

Recording No: 3804210019

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 13, 1988

Recording No.: 8801130067

7. Agreement, including the terms and conditions thereof, entered into

By: Thomas Bayschmith and Cathy Bayschmith and Maurice O. Helland, et ux, et al

Recorded: January 13, 1988

Auditor's Nos.: 3801130068

Auditor's Nos.: 3801130069

Providing: Road and Utility Installation and Maintenance Agreement

8. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Grantor: State of Washington

Recording No.: 456831

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

9. Grant of Drainfield Easement including the terms, covenants and provisions thereof

Recording Date: June 27, 1988

Recording No.: 8806270071

Recording No.: 8806270072

Recording No.: 8806270073

Recording No.: 8806270074

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation

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

Recording Date: July 7, 1988

Recording No.: 8807070068

EXHIBIT "B"

Exceptions
(continued)

Affects: As described

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Maurice O. Helland et al
Purpose: Walkway
Recording Date: August 22, 1988
Recording No.: 8808220032
12. Waiver and Covenant Not to Sue including the terms, covenants and provisions thereof

Recording Date: November 28, 1988
Recording No.: 8811280071
13. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: March 22, 2005
Recording No.: 200503220052
14. 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.
15. City, county or local improvement district assessments, if any.