



200209200164
Skagit County Auditor

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AFTER RECORDING MAIL TO:

CHARLES H. BAREFIELD, ROBIN J. BAREFIELD
11168 Marine Drive
ANACORTES, WA 98221
A70374

Filed for Record at Request of First American Title of Skagit County

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
A70374E (3)

THE GRANTOR DUANE E. KNAPP, as his separate estate, for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to Charles Barefield and Robin Barefield, husband and wife, the following described real estate, situated in the County of SKAGIT, State of Washington:

ABREVIATED LEGAL: Ptn. Lot 34, Ptn. Lot 35, "ANACO BEACH", together with tidelands.

Please see Exhibit "A" attached hereto and by this refernce made a part hereof.

"This conveyance is subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B".

This conveyance is also subject to that certain Easement and Maintenance Agreement executed between the parties dated September 19, 2002, recorded concurrently herewith, as Auditor's File No. 200209200165.

This conveyance is also subject to that certain Restrictive Covenant Agreement executed between the parties dated September 19, 2002, recorded concurrently herewith as Auditor's File No. 200209200166.

4381
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2002

Assessor's Property Tax Parcel Account Number(s): P111195 and P32512

Dated September 17, 2002.

Amount Paid \$ 6120.00
Skagit Co. Treasurer:
By Deputy

DUANE E. KNAPP

STATE OF *California*
COUNTY OF *Riverside* } ss

I certify that I know or have satisfactory evidence that Duane E. Knapp is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated September 19, 2002.

Notary Public in and for the State of *California*
Residing at *LA Oaks CA*
My appointment expires: *6-23-05*

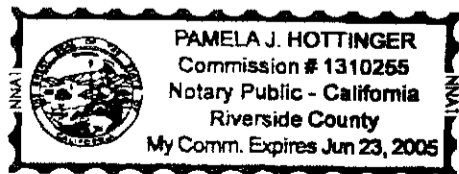


EXHIBIT "A"

The Southerly 37.07 feet, as measured along the West line of Tract 34 and all that portion of Tract 35, "ANACO BEACH", according to the plat thereof recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington: lying Northerly of the following described line:

Beginning at a point on the East line of said Tract 35 at a point 75 feet South, as measured at right angles, from the North line of the Southerly 37.07 feet, as measured along the Westerly line of Tract 34; thence South 89 degrees 56'00" West 128'; thence South 45 degrees West to a point which is 92 feet South of, as measured at right angles to the North line of the Southerly 37.07 feet; as measured along the West line of said Tract 34; thence South 89 degrees 56'00" West a distance of 68 feet, to the West line of said Tract 35 and the terminus of said line;

TOGETHER WITH that portion of Tract 1, Plate 2, Tide and Shore Lands of Section 34, Township 35 North, Range 1 East, W.M., Anacortes Harbor, as shown on Official Map thereof in the Office of the State Land Commissioner at Olympia, Washington, lying in front of, adjacent to, or abutting upon that portion of the hereinabove described property lying within the Southerly 1/2 of Tract 35, "ANACO BEACH", according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.



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EXHIBIT "B"

A. Rights of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on the plat in reasonable grading of all the streets and avenues, shown thereon, as granted in the dedication of the plat.

B. 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.)

C. Reservation of minerals, etc., as provided by Section 7797-56, of Remington's Revised Statutes, as contained in Deed from the State of Washington, recorded under Auditor's File No. 456831. (Affects tidelands)

D. Easement for roadway over the Easterly portion of said premises, as granted to various parties by various instruments of record.

E. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: September 30, 1993
Auditor's File No: 9309300025

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: January 30, 1997
Recorded: January 31, 1997
Auditor's No: 9701310097
Affects: Driveway as it crosses the Northerly portion of Tract 34



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