



200209200167

Skagit County Auditor

9/20/2002 Page 1 of 5 3:52PM

AFTER RECORDING MAIL TO:

PACIFIC SERVICE LLC,
P.O. BOX 445
ANACORTES, WA 98221
00070271

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

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
70271 (6)

THE GRANTOR DUANE KNAPP, as his separate estate, and LEONA FRANCIS KNAPP, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to PACIFIC SERVICE LLC, a Delaware Limited Liability Company the following described real estate, situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL: PTN OF LOT 35, LOT 36, PTN OF LOT 37, TOGETHER WITH TIDELANDS ABUTTING.

COMPLETE LEGAL ATTACHED HERETO AS PAGE 2 AND BY THIS REFERENCE MADE A PART HEREOF.

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

Together with that certain Reciprocal Easement and Maintanance Agreement executed between the parties, dated September 19, 2002, and recorded Sept. 20, 2002 as Auditor's File No. 200209200165.

SUBJECT TO the terms and conditions of that certain Restrictive Covenant Agreement executed between Charles Barefield and Roobin Barefield, husband and wife, and Duane E. Knapp, as his separate estate, dated Sept. 19, 2002 and recorded Sept. 20, 2002 as Auditor's File No. 200209200166.

Assessor's Property Tax Parcel Account Number(s): 3858-000-037-0004, 350134-0-005-0003

Dated September 17, 2002. 4382
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Duane Knapp
DUANE KNAPP

SEP 20 2002

Leona Francis Knapp
LEONA FRANCIS KNAPP
By *Duane Knapp P.O.A.*

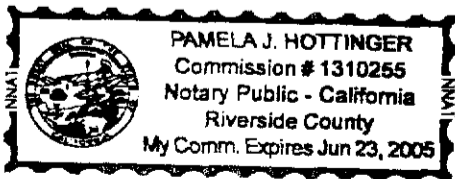
Amount Paid \$ 7726.50
Skagit Co. Treasurer
By *hjr* Deputy

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

I certify that I know or have satisfactory evidence that DUANE 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: 9-19-02

Pamela J. Hottinger
Notary Public in and for the State of *California*
Residing at *LA Queta*
My appointment expires: 6-23-05

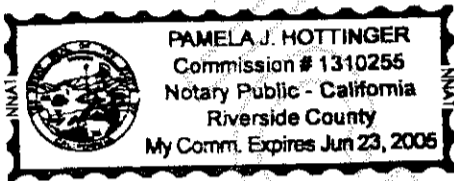


STATE OF WASHINGTON, }
County of Riverside } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 19 day of Sept, 2002, before me personally appeared Duane Knapp to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Leona Francis Knapp and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Pamela J. Hottinger
Notary Public in and for the State of Washington, California
residing at LA Grate CA
My appointment expires 6-23-05

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



200209200167
Skagit County Auditor

EXHIBIT "A"

Tract 36, and the North 14.64 feet of Tract 37, "ANACO BEACH", according to the plat recorded in Volume 5 of Plats, Page 4, records of Skagit County, Washington; and all that portion of Tract 35 lying Southerly 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 feet; 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 the hereinabove described property.



200209200167

Skagit County Auditor

9/20/2002 Page 3 of 5 3:52PM

EXHIBIT "B"

A. SUBJECT TO: 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. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 8708260003
Volume/Page: Vol. 7, page 95
Survey Affects: Subject property and property to South

C. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 8804210019
Volume/Page: Vol. 7, page 186
Survey Affects: Subject property and property to South

D. 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.)

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

F. 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)

G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Duane E. Knapp
And: Skagit County
Dated: June 12, 1990
Recorded: June 20, 1990
Auditor's No: 9006200048
Regarding: Sand Filter Sewage System Installation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9006180013.



200209200167
Skagit County Auditor
9/20/2002 Page 4 of 5 3:52PM

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a Municipal Corporation
Dated: July 23, 1991
Recorded: July 31, 1991
Auditor's No: 9107310008
Purpose: Perpetual and permanent right to enter, use and/or improve a 10 foot strip of land for the purpose of drainage and to construct, maintain and operate a covered drainage line
Area Affected: The South 10 feet of the North 14.64 feet of Tract 37, "Anaco Beach"

I. 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: 9309300024

J. 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



200209200167

Skagit County Auditor

9/20/2002 Page 5 of 5 3:52PM