

When Recorded Return to:  
SUNSET VIEW CONDOMINIUM DEVELOPER, LLC  
WILLIAM L. OBROCK  
1015A 14th Street  
Anacortes WA 98221



11/24/2003 Page 1 of 3 3:28PM

Chicago Title Company - Island Division  
Order No: AE9658 JAC C29337 ✓

STATUTORY WARRANTY DEED

THE GRANTOR RICHARD T. BRODERICK and SARAH K. BRODERICK, husband and wife  
for and in consideration of One Hundred Sixty-Seven Thousand and 00/100...(\$167,000.00)  
DOLLARS

in hand paid, conveys and warrants to  
SUNSET VIEW CONDOMINIUM DEVELOPER, a Washington Limited Liability Company  
the following described real estate, situated in the County of Skagit, State of Washington:

BriefLegal: Ptn. Lots 7 and 8 and Lots 67 and 68, ANACO BEACH

COMPLETE LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF BY THIS REFERENCE.

Tax Account No. : P61870 3858-000-068-0100 P109142 3858-000-008-0700  
Subject to: Restrictions, reservations and easements of record <sup>6035</sup> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Dated: November 18, 2003

NOV 24 2003

Amount Paid: \$ 2,972.60  
Skagit Co. Treasurer  
By Deputy

*[Signature]* 11/21/03  
RICHARD T. BRODERICK Date

*[Signature]* 11/21/03  
SARAH K. BRODERICK Date

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that RICHARD T. BRODERICK and SARAH K. BRODERICK the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 11-21-03

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at *[Signature]*  
My appointment expires: 5-14-05



## EXHIBIT A

### PARCEL A:

All those portions of Lots 67 and 68, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of plats, page 4, records of Skagit County, Washington, lying Southeasterly of Burrows Street, when completed, as conveyed to Maurice W. Peek, by deed dated March 23, 1949 and recorded April 2, 1952, under Auditor's File No. 473486, AND OF that portion of the vacated West 25 feet of Marine Drive abutting said Lots 67 and 68 vacated under City of Anacortes Ordinance No. 2121 as would attach by operation of law, being more particularly described as follows:

Commencing as the most Northerly corner of said Lot 68;  
thence South 57°58'11" East, along the Northeasterly line thereof for a distance of 60.29 feet to its intersection with the Easterly line of that certain tract of land conveyed to the City of Anacortes by instrument dated April 20, 1949 under Auditor's File No. 430543;  
thence continuing South 57°58'11" East, along said Northeasterly line, for a distance of 178.24 feet to the Northeasterly corner of said Lot 68;  
thence South 81°49'00" East, along the Northerly line of said West 25 feet of Marine Drive, for a distance of 25.00 feet to the Northeast corner thereof;  
thence South 8°11'00" West along the East line of said vacated West 25 feet, for a distance of 30.00 feet to the TRUE POINT OF BEGINNING;  
thence North 81°49'00" West for a distance of 31.33 feet;  
thence North 57°58'11" west, parallel with said Northeasterly line of Lot 68, for a distance of 71.09 feet;  
thence South 28°13'01" West for a distance of 110.41 feet;  
thence South 32°07'33" West for a distance of 110.67 feet to the Southwesterly line of said Lot 67;  
thence South 57°52'27" East along said Southwesterly line, for a distance of 91.69 feet to the most Westerly corner of said vacated West 25 feet of Marine Drive;  
thence continuing South 57°52'27" East, along the Southwesterly line of said vacated West 25 feet, for a distance of 55.90 feet to the most Southerly corner thereof, said point lying on a curve to the left, the center of which bears North 16°03'50" West and is 75.00 feet distant;  
thence Northerly, following the Easterly line of said vacated West 25 feet, along said curve to the left, through a central angle of 65°45'10", for an arc distance of 86.07 feet;  
thence North 8°11'00" East, continuing to follow said Easterly line, for a distance of 167.64 feet to the TRUE POINT OF BEGINNING.

### PARCEL B:

An undivided 1/60 interest in the Northwesterly 20 feet of Tract 8, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington;



200311240185  
Skagit County Auditor

EXHIBIT A

Order No:  
Continued...

PARCEL C:

An undivided 1/60 interest in that portion of the following described tidelands which adjoin Lot 7 and the Northwesterly 20 feet of Lot 8, ANACO BEACH:

That portion of Tracts 2 and 3, Plate 3, Anacortes Tide Lands, lying in front of Government Lot 3, Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which point is also the most Westerly point of Lot 6 of Anaco Beach;  
thence run Southwesterly to a point on the Southwesterly side of Tract 2, also on the inner harbor line, which is North 29°23'45" West and 140.56 feet from the intersection of said inner harbor line with the East line of said Tract 2;  
thence South 29°23'45" East along said inner harbor line 95.08 feet;  
thence Northeasterly to a point on the Northeasterly side of said Tract 3 which is North 52°33' West 40.02 feet from the most Southerly corner of said Lot 8 of said Anaco Beach;  
thence North 52°33' West 140.07 feet to said point of beginning;

Situated in Skagit County, Washington



200311240185

Skagit County Auditor

11/24/2003 Page

3 of

3 3:28PM