



200407160117

Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
**Scott A. Reed and Donna M. Reed**  
**18210 194<sup>th</sup> AVE N.E.**  
**WOODINVILLE, WA. 98072**

**Filed for Record at Request of**  
**First American Title Of Skagit County**  
**Escrow Number: A80822**

**FIRST AMERICAN TITLE CO.**

*A80822-E-1*

**Statutory Warranty Deed**

**Assessor's Tax Parcel Number(s): 3776-016-013-0007 P56850, 350218-0-015-0000 P32874**

**THE GRANTOR John R. Cox & Associates LLC, as nominee for a third party for and in consideration of WAC 458-61-550 in hand paid, conveys and warrants to Scott A. Reed and Donna M. Reed, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.**

Lot 3 of Survey recorded June 21, 2004 under Skagit County Auditor's File No. 200406210184, being a portion of Block 16, "BOWMAN'S CENTRAL SHIP HARBOR WATERFRONT PLAT TO ANACORTES", according to the plat thereof in the Office of the Auditor of Skagit County, Washington in Volume 2 of Plats, Pages 33, together with that portion of vacated "X" Avenue.

TOGETHER WITH an undivided 1/5 interest in of Tract 17, "PLATE NO. 9 ANACORTES TIDE AND SHORE LANDS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", according to the official map thereof on file in the Office of the State Land Commissioner at Olympia, Washington.

SUBJECT TO covenants , conditions, restrictions and easements as per attached Exhibit "A".

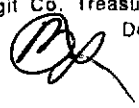
Dated **June 15, 2004**

JOHN R. COX & ASSOCIATES LLC

  
BY: JOHN R. COX, MEMBER

*# 3088*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 16 2004

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy

}

Order No:

State of WASHINGTON }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that JOHNR. COX is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is only member of JOHN R. COX & ASSOCIATES LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

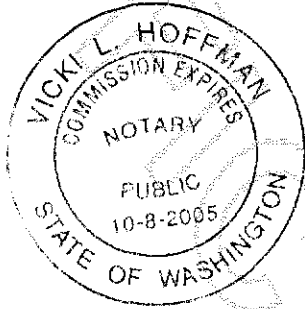
Date: 7-12-04

Vicki L Hoffman

Notary Public in and for the State of WA

Residing at ANACORTES

My appointment expires: 10-8-05



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**EXCEPTIONS:**

A. SUBJECT to the exceptions and reservations contained in Deed from the State of Washington under which title to portion of said premises comprising tide lands is claimed; whereby the grantor saves, excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the State, its successors or assigns, for full payment of all damages sustained by owner by reason of such entering.

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. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled " an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State", approved March 9, 1893.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 21, 2004  
Auditor's No: 200406210184  
(Copy Attached)

Matters:

20 foot access easement across Lot 2 - 4 and 10 foot beach access across Lots 1 - 3.

Said survey supercedes that certain survey recorded under Auditor's File No. 200312160027.



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