



200408060182
Skagit County Auditor

8/6/2004 Page 1 of 4 3:38PM

AFTER RECORDING MAIL TO:
Robert L. Maahs,
P.O. Box 1881
Eastsound, WA 98245

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81623

FIRST AMERICAN TITLE CO.
A81623-E

Statutory Warranty Deed

#4153
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor(s): Donald J. Coughlin and Emily L. Coughlin
Grantee(s): Robert L. Maahs, Trustee
Assessor's Tax Parcel Number(s): 3858-000-039-0002 P61848

AUG 08 2004
11,570.00

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

THE GRANTOR Donald J. Coughlin and Emily L. Coughlin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Robert L. Maahs, Trustee of the Robert L. Maahs Living Trust the following described real estate, situated in the County of Skagit, State of Washington.

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.

SUBJECT TO the Easements, Restrictions or other Exceptions attached hereto as Exhibit "A"

Dated: 7/27/2004

[Signature]
Donald J. Coughlin

[Signature]
Emily L. Coughlin

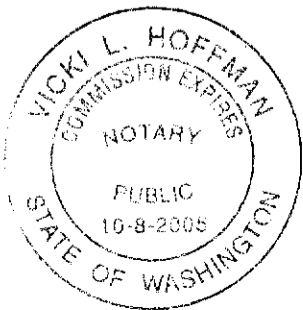
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald J. Coughlin and Emily L. Coughlin, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-4-04

[Signature]
Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



Exceptions:

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. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Oscar E. Koenig, et ux
Recorded: October 18, 1960
Auditor's No: 599928
As Follows:

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS: The tracts herein sold shall be used for dwelling purposes only and no part thereof shall be used for any dance hall, store, amusement resort or for any commercial purpose of any kind or nature whatsoever. The restrictive covenants are agreed as covenants running with the title to the said tracts herein sold and violations of any of them shall cause the title of said tracts to revert to grantors and heirs, executors and assigns and said grantors and heirs, executors and assigns may maintain suit for injunction and damages to enforce the restrictions or violation thereof.

D. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 511409 and 550569, reserving to the grantor 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, 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 property, as reserved in deed referred to above. (Affects tidelands)

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 14, 1987
Recorded: January 13, 1988
Auditor's No: 8801130067
Executed by: Maurice O. Helland and Martha J. Helland, husband and wife, and Barbara Bryan, a widow



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F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: December 28, 1987
Recorded: January 13, 1988
Auditor's No.: 8801130068 and 8801130069
Executed by: Maurice O. Helland and Martha J. Helland and Barbara Bryan

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 7 1988
Recorded: June 16, 1988
Auditor's No.: 8806160074
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: The 30 foot access roadway as delineated on that certain survey recorded under Auditor's File No. 8804210019, Volume 7 of Surveys, page 186; Right-of-Way No. 2 on the East 10 feet of the North 30 feet

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Donald H. Coughlin, et ux, et al
Dated: May 28, 1988
Recorded: June 27, 1988
Auditor's No.: 8806270071, 8806270072, 8806270073 and 8806270074
Purpose: Drainfield
Area Affected: As delineated on Survey recorded under Auditor's File No. 8804210019

I. RESERVATION CONTAINED IN DEED

Executed by: E. Radford Mitchell and Mae E. Mitchell, his wife
Recorded: June 18, 1947
Auditor's No.: 405674
As Follows: Easement for road now being constructed through the East portion of Tracts 38 to 43, inclusive, for ingress and egress to these Tracts (38-43)

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

Recorded: August 26, 1987 and April 21, 1988
Auditor's No.: 8708260003 and 8804210019
(Copy Attached)

Said matters include but are not limited to the following:

1. Locations of existing gravel road, old building, drainfield easement, access and sewer line easement and high water line.



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2. A non-exclusive easement for ingress, egress, roadway and utilities, over, under and across a strip of land being thirty feet in width and lying within Tracts 37, 40 and 41: The Plat of Anaco Beach, as per plat recorded in Volume 5 of Plats, at page 4, records of Skagit County, Washington.

K. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co., a Washington corporation
Dated: June 24, 1988
Recorded: July 7, 1988
Auditor's No.: 8807070068
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A right-of-way 10 feet in width and on the 30 foot access roadway

L. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 22, 1988
Auditor's No.: 8808220032
Purpose: A 10 foot walkway and a 30 foot easement furnishing ingress, egress and utilities to Tract 40 and Tract 41
Area Affected: As shown on Survey

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Donald J. Coughlin and Emily L. Coughlin
And: Skagit County
Dated: November 23, 1988
Recorded: November 28, 1988
Auditor's No.: 8811280071
Regarding: Waiver and Covenant Not to Sue



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