

AFTER RECORDING MAIL TO:

Joey M. Goss
2006 20th Place
Anacortes, WA 98221



200505170069
Skagit County Auditor

5/17/2005 Page 1 of 3 11:31AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114711-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Virginia M. Anderson, Trustee of the Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust, Dated September 4, 1996
Grantee(s): Joey M. Goss and Holly C. Goss
Abbreviated Legal: Lot 4, Skyline #13, and a ptn of 28-35-1 E W.M.
Assessor's Tax Parcel Number(s): P60074/3828-000-004-0000

THE GRANTOR Virginia M. Anderson, Trustee of the Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust, Dated September 4, 1996, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joey M. Goss and Holly C. Goss, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lot 4, "SKYLINE NO. 13," as per plat recorded in Volume 9 of Plats, pages 96 and 97, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of Section 28, Township 35 North, Range 1 East, W.M., described as follows:
Beginning at the Southeast corner of Lot 4, "SKYLINE NO. 13," as per plat recorded in Volume 9 of Plats, pages 96 and 97, records of Skagit County, Washington;
thence South 65°01'48" East 41.77 feet;
thence North 41°00'00" East 31.22 feet;
thence North 52°55'12" West 40.24 feet to the Northeast corner of said Lot 4;
thence South 41°00'00" West along the Easterly line of said Lot 4 - 40.00 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 11, 2005

Virginia M. Anderson, Trustee of the Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust, Dated September 4, 1996

Virginia M. Anderson ^{trustee}

See attached for Notary Acknowledgment

2425
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 17 2005

Amount Paid \$ 4895.00
By *BA* Skagit Co. Treasurer Deputy

Notary Acknowledgment for Statutory Warranty Deed

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Virginia M Anderson
signed this instrument, on oath stated
that she is
authorized to execute the instrument and acknowledged it as the joint
of Eldon H Anderson + Virginia M Anderson to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: May 16, 2005

Sandi Smith
Notary Public in and for the State of Washington
Residing at Decatur Island
My appointment expires: 4/28/2007



UNRECORDED ORIGINAL DOCUMENT



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Transmission line
 Dated: August 18, 1961
 Recorded: January 26, 1962
 Auditor's No.: 617291

B. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes."

C. The right reserved in the dedication of the Plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown thereon.

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

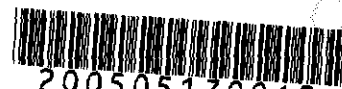
Between: Laurence L. Leach and Kathleen R. Leach, husband and wife; and Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust
 Dated: August 9, 2004
 Recorded: August 10, 2004
 Auditor's No.: 200408100062
 Regarding: Memorandum of Agreement and grant of easements to construct and maintain shared private floating dock.

(Copy attached)

E. MEMORANDUM OF AGREEMENT AND GRANT OF EASEMENTS TO CONSTRUCT AND MAINTAIN SHARED PRIVATE FLOATING DOCK, AND THE TERMS AND CONDITIONS THEREOF

Between: Laurence L. Leach and Kathleen R. Leach, husband and wife
 And: Eldon H. Anderson and Virginia M. Anderson Revocable Family Trust
 Dated: August 9, 2004
 Recorded: December 2, 2004
 Auditor's No.: 200412020094
 Regarding: Construct and maintain a jointly owned and shared private floating dock

Note: Said instrument is a re-recording of Auditor's File No. 200408100062.



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 Skagit County Auditor