

When recorded return to:

Mr. and Mrs. John P. Christy
3999 SW Myrtle Street
Seattle, WA 98136



200608010004
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: A88603

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
A88603E

THE GRANTORS Todd R. Kirkpatrick and Carol A. Kirkpatrick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John P. Christy and Charlotte Christy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Lots 64 and 65, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON"; aka Lot 6 Short Plat No. ANA-04-003 amended.

Tax Parcel Number(s): P123003, 3858-000-065-0700

Lot 6, City of Anacortes Short Plat No. ANA-04-003, approved May 16, 2005, recorded May 20, 2005, under Auditor's File No. 200505200118 and as modified by "Boundary Line Adjustment" Survey recorded December 1, 2005, under Auditor's File No. 200512010170, all being a portion of Lots 64 and 65, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO those non-exclusive easements for access and utilities, delineated on the face of said short plat and survey disclosed above.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached heretofore.

Dated July 20, 2006

Todd R. Kirkpatrick

Carol A. Kirkpatrick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2006 # 3915

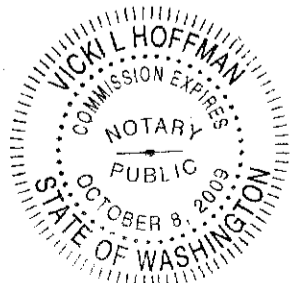
Amount Paid \$ 4455.00
Skagit Co. Treasurer
By
Dputy
} SS:

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Todd R. Kirkpatrick and Carol A. Kirkpatrick, 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: 7-26-06

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



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. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: May 19, 1981
Recorded: June 16, 1987
Auditor's No.: 8706160051
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.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Todd Kirkpatrick and Carol Kirkpatrick, husband and wife
And: Marine Heights Homeowners Association
Dated: November 21, 2000
Recorded: November 22, 2000
Auditor's No.: 200011220107
Regarding: View Rights

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 4, 2005
Recorded: February 14, 2005
Auditor's No.: 200502140152
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 4, 2005
Recorded: February 14, 2005
Auditor's No.: 200502140153
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated



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F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA-04-003
Recorded: May 20, 2005
Auditor's No.: 200505200118

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads within the easement area are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of the road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – City of Anacortes
4. Water – City of Anacortes
5. Future Easement for ingress, egress and utilities over Lot 7 in favor of Lot 8 reserved for future subdivision of Lot 8.
6. The lots in this short plat are subject to the City of Anacortes conditions of approval.
7. Lot 8 - PSE has reserved a strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee.
8. The maintenance of the rockery located near the entrance is the responsibility of Lots 1-8.
9. The maintenance of utilities lying within public right-of-way shall be the responsibility of Lots 1-8.
10. Lot 6 - No building permits will be issued until such time as the access improvements are completed, or further conditions imposed with future development. Lot 6 may be incorporated into a future development to the South.
11. Easement for access and utilities affecting Lots 1 and 2.

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

Recorded: December 1, 2005
Auditor's No.: 200512010170

Said matters include but are not limited to the following:

1. Twenty (20) foot minimum width easement for access and utilities and fire equipment turn around on Lots 5 and 6 granted to Lots 4, 6 and 8.



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H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Todd Kirkpatrick
Dated: May 9, 2005
Recorded: May 23, 2005
Auditor's No.: 200505230116
Regarding: To encroach 85 feet by 65 feet into the city right-of-way to install an irrigation system, a waterfall and lighting.

I. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 27, 2005
Recorded: May 27, 2005
Auditor's No.: 200505270229
Executed By: Empire One Development & Holdings

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 13, 2005
Recorded: July 13, 2005
Auditor's No.: 200507130131

Declaration Dated: July 18, 2005
Recorded: July 19, 2005
Auditor's No.: 200507190001

Declaration Dated: January 18, 2006
Recorded: January 20, 2006
Auditor's No.: 200601200010



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