

AFTER RECORDING MAIL TO:
Shadow Creek Investments, LLC
8630 S. March Point Road
Anacortes, WA 98221



200707260086
Skagit County Auditor

7/26/2007 Page 1 of 6 12:09PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86996

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A86996-1

Grantor(s): SBH, LLC

Grantee(s): Shadow Creek Investments, LLC

Ptn. Lots 69, 70 and 71, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON"; and
Section 27, Township 35, Range 1; Ptn. Gov. Lot 3 and Ptn. SE - SE (aka Lot 3 BLA Survey); and
Ptn. Lot 8, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON"

Assessor's Tax Parcel Number(s): P61873, 3858-000-071-0001, P123272, 3858-000-069-0100, P123274,
350127-4-006-0500, P61825, 3858-000-008-0504

THE Grantor, SBH, LLC, for and in consideration of TEN DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shadow Creek Investments, LLC, a
Washington limited liability company the following described real estate, situated in the County of Skagit,
State of Washington.

PARCEL "A":

Lot 3 of Boundary Line Adjustment Survey recorded July 17, 2007 under Auditor's File No. 200707170052,
records of Skagit County, Washington, being a portion of the Southeast 1/4 and Government Lot 3 of Section
27, Township 35 North, Range 1 East, W.M., and a portion of Lots 69 through 71 of "ANACO BEACH,
SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 4, records of Skagit
County, Washington.

PARCEL "B":

An undivided 7/30th interest in the following described premises:

The Northwesterly 20 feet of Tract 8, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON", according
to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.
SUBJECT TO the Easements, Restrictions and Exceptions set forth on
Dated July 23, 2007 Exhibit "A" attached hereto.

SBH, LLC

By: Robert J. Seip, Member

By: Carolyn Swadener, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

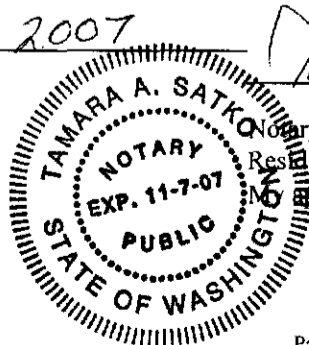
JUL 26 2007

State of WASHINGTON }
County of SKAGIT } SS:

Amount Paid \$ 11,130.00
By Carolyn Swadener Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence Robert J. Seip and Carolyn Swadener are the person(s) who
appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated
he/she/they are authorized to execute the instrument and are Members of SBH LLC to be the free and voluntary act
of such party for the uses and purposes mentioned in this instrument.

Date: JULY 23, 2007



Tamara A. Satko
Notary Public in and for the State of WASHINGTON
Residing at ANACORTES
My appointment expires: 11/7/07

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. Reservation of minerals, etc., as provided by Section 7797-56, of Remington's Revised Statutes, as contained in Deed from the State of Washington, recorded under Auditor's File No. 456831.

D. Right of third parties to cross Parcel "B" for access to tidelands, as disclosed by various instruments of record.

E. EASEMENT FOR ROADWAY, RESERVED IN DEED:

Dated: July 30, 1932
Recorded: August 2, 1932
Auditor's No.: 252024
Area Affected: Parcel "A" of Survey

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Auditor's No.: 321628
In Favor Of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: Parcel "A"

G. RESERVATIONS CONTAINED IN DEED

Executed by: M. R. Wood and Georgie W. Wood, husband and wife
Recorded: August 2, 1932
Auditor's No.: 242024 (Volume 161, page 324)
As Follows:

Subject to easement for road as existing through the East portion of Tracts 70, 71, 72 and the Southerly portion of Tract 75, between which said reservation or easement shall be automatically cancelled and annulled whenever the City of Anacortes, any person or persons, constructs a road supplanting and substituting for all practical purposes another road of equal benefit to users of present road as herein reserved.



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H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Recorded: October 18, 1976
Auditor's No.: 844526
Purpose: For utility purposes only, with full right of ingress and egress and the right to install, maintain, repair and replace utility line or lines
Area Affected: North 5 feet (Portion of Parcel "A")

I. Possible easement for drainfield over, under, along and across the premises and/or the right to acquire such easement, disclosed by recital contained in deed:

Dated: January 3, 1984
Recorded: January 4, 1984
Auditor's No.: 8401040027
Grantor: Jack W. Papritz and Gunvor M. Papritz, husband and wife
Grantee: Daniel D. Palmer and Florence C. Palmer, husband and wife
Conveying: A portion of Lot 68, Anaco Beach
As Follows:

In the event the above portion of Lot 68 does not meet the requirements of the Skagit County Health Department relative to percolation for septic tank purposes, the Grantors herein agree to provide a drainfield easement of suitable size and location on adjoining Lot 69.

Affects: Parcel "B" of Survey

J. Right to top or cut down any trees, except vine maples on Lot 69 that are rooted below 20 vertical feet from the level of the prominent natural ledge on the East end of Lots 67 and 68, Anaco Beach, granted in deed:

Recorded: June 21, 1983
Auditor's No.: 8306210043
Grantor: Jack W. Papritz and Gunvor M. Papritz, husband and wife
Grantee: Daniel D. Palmer and Florence C. Palmer, husband and wife
Affects: Parcel "B" of Survey

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: February 6, 1940
Auditor's No.: 321630
In Favor Of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: Parcel "C" of Survey



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L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: June 14, 1977
Auditor's No.: 858311
In Favor Of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together
with necessary appurtenances
Area Affected: Parcel "C" of Survey

M. Public or private easements, if any, lying within vacated portions.

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: July 14, 1995
Recorded: July 26, 1995
Auditor's No.: 9507260068
Purpose: Permanent Public Utility Easement
Area Affected: Portion Parcel "A" as shown on Survey recorded under
Auditor's File No. 200403220173

O. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: July 14, 1995
Recorded: July 26, 1995
Auditor's No.: 9507260067
Purpose: Permanent Public Utility Easement
Area Affected: Portion Parcel "A" as shown on Survey recorded under
Auditor's File No. 200403220173

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: July 18, 1995
Recorded: July 26, 1995
Auditor's No.: 9507260066
Purpose: Permanent Public Utility Easement
Area Affected: Portion Parcel "A" as shown on Survey recorded under
Auditor's File No. 200403220173



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

Recorded: March 22, 2004
Auditor's No.: 200403220173

Said matters include but are not limited to the following:

1. Easement for drainage over, under and across that portion thereof described as follows:

Commencing at the Northeast corner of the plat of Anaco Beach, Skagit County, Washington, as recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, as shown on Short Plat No. Ana-96-002, as recorded under Skagit County Auditor's File No. 200212270040; thence North 88° 14' 08" East, along the Easterly extension of the North line of said plat, 30.41 feet to a point on the West line of said Northwest quarter of the Southeast quarter of the Southeast quarter; thence South 0° 33' 37" East, along said East line, 240.64 feet; thence at a right angle North 89° 26' 23" East, 25.68 feet to the true point of beginning; thence continuing North 89° 26' 23" East, 93.03 feet to a point on the Southerly extension of the West margin of that certain 50-foot wide right-of-way as conveyed to the City of Anacortes by instrument recorded under Skagit County Auditor's File No. 9002120093; thence North 17° 24' 47" East, along said Southerly extension of said margin, 32.75 feet to the beginning of a curve to the left having a radius of 739.00 feet; thence Northeasterly along said Southerly extension of said margin and the arc of said curve, through a central angle of 9° 02' 46", an arc distance of 116.68 feet to the intersection of the centerline of that certain 60.00-foot wide right-of-way as conveyed to the City of Anacortes by instrument recorded under Skagit County Auditor's File No. 235194 and vacated by Ordinance No. 1934 and beginning of a non-tangent curve, concave to the Southwest, having a radius point which bears South 68° 55' 01" West, 146.19 feet; thence Southeasterly, along said centerline and the arc of said curve, through a central angle of 32° 49' 30", an arc distance of 83.75 feet; thence South 11° 44' 31" West, along said centerline, 214.24 feet to the North line of said plat, being the North terminus of Marine Drive, as shown on said Short Plat; thence South 89° 05' 25" West, along said North line, 12.57 feet to the beginning of a non-tangent curve, concave to the West, having a radius point which bears South 89° 07' 28" West, 180.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 55° 08' 56", an arc distance of 173.26 feet to the true point of beginning.

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

Recorded: March 22, 2004
Auditor's No.: 200403220173

Said matters include but are not limited to the following:

1. Easement for drainage over, under and across that portion of Government Lot 3 of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the Northeast corner of the plat of Anaco Beach, Skagit County, Washington, as recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, as shown on boundary line adjustment recorded under Skagit County Auditor's File No. 200305050371; thence South 88° 14' 08" West, along the North line of said plat, 140.24 feet to the true point of beginning; thence continuing South 88° 14' 08" West along said North line, 71.21 feet; thence North 32° 02' 14" East, parallel with the West line of the East half of Lot 71, said plat of Anaco Beach, Skagit County, Washington, 101.76 feet to the North line of said Government Lot 3; thence South 89° 42' 47" East, along said North line, 69.58 feet; thence South 32° 02' 14" West, parallel with said West line of the East half of Lot 71, a distance of 98.76 feet to the true point of beginning.



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S. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 5, 2003
Recorded: February 18, 2004
Auditor's No.: 200402180124
Purpose: General Utility Easement
Area Affected: Portion Parcel "A" as disclosed on Survey recorded under Auditor's File No. 200403220173

T. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 5, 2003
Recorded: February 18, 2004
Auditor's No.: 200402180125
Purpose: Clyde River Storm Channel
Area Affected: Portion Parcel "A" as disclosed on Survey recorded under Auditor's File No. 200403220173

U. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 5, 2003
Recorded: February 18, 2004
Auditor's No.: 200402180126
Purpose: Marine Heights Storm Drainage System
Area Affected: Portion Parcel "C" as disclosed on Survey recorded under Auditor's File No. 200403220173

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

Recorded: March 22, 2004
Auditor's No.: 200403220173
Affects: Parcels "A", "B", "C" and "D"

Said matters include but are not limited to the following:

1. Location of drainage easements.
2. Location of utility easements.
3. Location of vacated Burrows Street and Marine Drive.

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

Recorded: July 17, 2007
Auditor's No.: 200707170052

