

When recorded return to:
Mitchell Findlay and Susan Findlay
4219 Marine Crest Place
Anacortes, WA 98221



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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

P. O. Box 638
Mount Vernon, WA 98273
Order No.: 620010548

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Knight Construction & Design LLC, a Washington limited liability company
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Mitchell H. Findlay and Susan E. Findlay, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, CITY OF ANACORTES SHORT PLAT FOR TODD KIRKPATRICK, approved May 16, 2005 and recorded May 20, 2005 under Auditor's File No. 200505200118, records of Skagit County Washington; being a portion of Tract 65, and the North Half of Tract 64, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 3858-000-065-0300 P122999

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Paragraphs 1 thru 13, Chicago Title Insurance Company order 620010548 and Skagit County Right To Farm Ordinance, which is attached.

Dated: May 25, 2010

Knight Construction & Design LLC

BY: W Pat Knight
W. Pat Knight, Manager

1592
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2010

Amount Paid \$ 11,468.20
Skagit Co. Treasurer
By MAM Deputy

State of Washington

County of Skagit

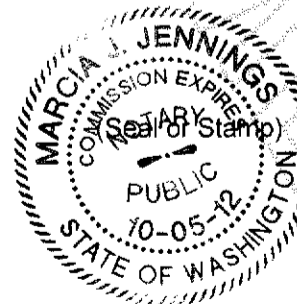
I certify that I know or have satisfactory evidence that W. Pat Knight is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Knight Constructions and Design, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 27, 2010

Marcia J Jennings
Signature

Notary Public in and for the State of WA
Title

My appointment expires: 10/15/2012
Marcia J. Jennings



SCHEDULE B

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary a
Recording Date: June 16, 1987
Recording No.: 8706160051
Affects: Tract 65 of Anaco Beach
3. Agreement, including the terms and conditions thereof, entered into;

By: Todd Kirkpatrick
And Between: Skagit County
Recorded: July 18, 1988
Auditor's No. 8807180001, records of Skagit County, Washington
Providing: Mound Fill System Installation Conditional Agreement
4. View Encumbrance, including the terms and conditions thereof, created by instrument;

Recorded: November 22, 2000
Auditor's File No.: 200011220107, records of Skagit County, Washington
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary app
Recording Date: February 14, 2005
Recording No.: 200502140152
Affects: As constructed or to be constructed on a portion of Lots 64 and 65 of Anaco Beach
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Access and underground utilities
Affects: The Northwestern portion of said premises
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the face of said plat.
8. Agreement, including the terms and conditions thereof, entered into;

By: City of Anacortes
And Between: Todd Kirkpatrick
Recorded: May 23, 2005
Auditor's No. 200505230116, records of Skagit County, Washington
Providing: Allowing encroachment into right-of-way
9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 27, 2005
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005; July 19, 2005, and January 20, 2006
Recording No.: 200507130131, 200507190001, and 200601200010
10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Empire One Development and Holdings, Inc.
Recording Date: May 25, 2005
Recording No.: 200505270229



SCHEDULE B
(continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
- Purpose: Utilities
Affects: The Northeasterly portion of said premises
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
- Purpose: Access and underground utility easement
Affects: The Northwesterly portion of said premises
13. Affect if any of Easement recorded under Auditor's File No. 200706260052, records of Skagit County, Washington. Grantor did not hold any recorded interest in subject property at time of conveyance.

Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201006010185
Skagit County Auditor

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