



201011090066
Skagit County Auditor

11/9/2010 Page 1 of 4 11:04AM

When recorded return to:
2714 Lakes Avenue
William C. Davisson

Anacortes, WA 98221

Recorded at the request of:

File Number: A100736

Statutory Warranty Deed

A100736

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jerry C. Young, Successor Trustee of the Carolyn D. Smothers Trust, dated July 10, 2006 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE William C. Davisson, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 5 and 6, Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES "; Section 23, Township 35, Range 1; Ptn. RR and Tidelands.

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P58261, 3809-201-006-0005, P31698, 350123-0-002-1205, P100904, 350123-0-002-2400

Dated 10/26/2010

Carolyn D. Smothers Trust

Jerry C. Young
By: Jerry C. Young, Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3409

NOV 09 2010

Amount Paid \$ 8282.00
Skagit Co. Treasurer
By *adm* Deputy

STATE OF Wisconsin }
COUNTY OF Barron } SS:

I certify that I know or have satisfactory evidence that Jerry C. Young is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Successor Trustee of The Carolyn D. Smothers Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/26/2010

Shank Dyer
Notary Public in and for the State of Wisconsin, Barron Co.
Residing at 1030 S Main Rice Lake WI 54568
My appointment expires: in permanent

EXHIBIT A

PARCEL "A":

Lots 5 and 6, Block 201, of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County.

PARCEL "B":

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat; thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201; thence North 72°12'09" East along the Northerly line of said Block 201, a distance of 120.25 feet to the true point of beginning; thence North 21°36'44" West, a distance of 144.89 feet; thence North 71°17'58" East, a distance of 60.06 feet; thence South 21°36'44" East, a distance of 145.84 feet to a point on the Northerly line of said Block 201; thence South 72°12'09" West, a distance of 60.12 feet to the true point of beginning.

PARCEL "C":

That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Carolyn D. Smothers by that certain Quit Claim Deed recorded June 27, 1988 as Auditor's File No. 8806270125.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; thence West 305 feet; thence South 70°44' West 855 feet; thence South 23° East 112 feet; thence North 69°10' East 136 feet; thence North 70°53' East 533.5 feet; thence North 73°12' East 444 feet; thence North 17°45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; thence South 17°45' West, 32 feet; thence South 73°12' West 444 feet; thence South 70°53' West, 533 5/10 feet; thence South 69°10' West 136 feet; thence North 22°, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23; thence South 17°45' West, 66 feet to the place of beginning.



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EXHIBIT "B"

EXCEPTIONS:

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

Recorded: NOVEMBER 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

B. Restrictions imposed on other Lots in Block 201, by Deeds executed by John Cheney and Margaret Cheney, husband and wife, former owners of subject property under Auditor's File Nos. 394692, 394693 and 395789, as follows:

All Lots in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", will be limited in use to residential purposes. No buildings or structures will be erected in Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES", North of a line, 144 feet North of the North line of Oakes Avenue, where said Avenue is contiguous to Block 201, and parallel thereto, the purposes of this restriction being to insure all the owners of property in Block 201, an equal view of Puget Sound.

C. 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.)

D. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State", approved March 9, 1893.

(Affects tidelands)

E. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.

(Affects tidelands)



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F. RESERVATIONS CONTAINED IN DEED

Executed by: Oakes Avenue Homeowners Association
Recorded.: March 18, 1992
Auditor's No.: 9203180107
As Follows:

Said property shall be combined or aggregated with adjoining property of the Grantee and shall not be utilized as a separate building site without the approval of the appropriate City of Anacortes officials. This Deed is intended to be a boundary adjustment only without creating a new lot.

(Affects Parcel C)

G. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company
Recorded.: September 11, 1987
Auditor's No.: 8709110001
As Follows:

EXCEPTING and RESERVING however, unto said Grantor, its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

(Affects Parcel "B")



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