

**When recorded return to:**  
Neil Norcross and Rachel Bergman  
11168 Marine Dr  
Anacortes, WA 98221



201106090070  
Skagit County Auditor

6/9/2011 Page 1 of 5 1:59PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO Box 638  
Mount Vernon, WA 98273

Escrow No.: 620012864

CHICAGO TITLE

620012864

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charles Barefield and Robin Barefield, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Neil L. Norcross and Rachel N. Bergman, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN TRACTS 34 & 35 ANACO BEACH TGW TIDELANDS

Tax Parcel Number(s): P111195, P32512, 3858-000-035-0005, 350134-0-004-0004

Subject to: Covenants, conditions, restrictions and easements of record.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 25, 2011

\_\_\_\_\_  
Charles Barefield

\_\_\_\_\_  
Robin Barefield

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1709

JUN 09 2011

Amount Paid \$ 15,135.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that  
Charles Barfield and Robin Barfield  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: June 8, 2011

Martin E. Lehr  
Name: MARTIN E. LEHR  
Notary Public in and for the State of Washington,  
Residing at: La Conner, WA  
My appointment expires: 2-9-15



**EXHIBIT "B"**  
Exceptions

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.

Rights 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.)

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. (Affects tidelands)

Easement for roadway over the Easterly portion of said premises, as granted various parties by various instruments of record.

Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects>

Recorded: September 30, 1993  
Auditor's File No.: 9309300025, records of Skagit County, Washington

Declaration of Easement, covenant and road maintenance agreement, including the terms and conditions thereof:

Dated: January 30, 1997  
Recorded: January 31, 1997  
Auditor's File No.: 9701310097, records of Skagit County, Washington  
Affects: Driveway as it crosses the Northerly portion of Tract 34

Agreement, including the terms and conditions thereof, entered into;

By: Reciprocal Easement and Maintenance Agreement  
And Between: Charles H. Barefield, Robin J. Barefield and Leona Francis Knapp  
Recorded: September 20, 2002  
Auditor's No.: 200209200165, records of Skagit County, Washington

**AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Pacific Service LLC  
And: Charles H. and Robin B. Barefield  
Dated: November 7, 2003  
Recorded: May 27, 2004  
Auditor's No.: 200405270038  
Regarding: Boundary Line Adjustment

Original agreement was recorded on November 7, 2003 under Auditor's File No. 200311070046

Matters as disclosed and/or delineated on the face of the following recorded survey:



## EXHIBIT "B" Exceptions

Recording Date: November 18, 2003  
Recording No.: 200311180120

Septic Drainfield Easement Agreement and the terms and conditions thereof:

Recording Date: June 4, 2004  
Recording No.: 200406040147

Joint Use and Maintenance Agreement and Reciprocal and Reciprocal Access Easement and the terms and conditions thereof:

Recording Date: June 4, 2004  
Recording No.: 200406040148

Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: December 16, 2004  
Recording No.: 200412160117

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

City, county or local improvement district assessments, if any.

### 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.



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P111195, P32512, 3858-000-035-0005 and 350134-0-004-0004**

The North Half by distance, measured at right angles, from the North line of the following described tract:

The Southerly 37.07 feet, as measured along the West line of Tract 34; all of Tracts 35 and 36; the North 14.64 feet of Tract 37; all in the plat of ANACO BEACH, according to the plat thereof in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 1, Plate 2, Tide and Shore Lands of Section 34, Township 35 North, Range 1 East, W.M., Anacortes Harbor, as shown on Official map thereof in the office of the State Land Commissioner at Olympia, Washington, lying in front of, adjacent to, or abutting upon that portion of the herein above described property lying within the Southerly half of Tract 35, "ANACO BEACH", according to the plat thereof recorded in Volume 5 of Plats, page 4 records of Skagit County, Washington.

EXCEPT from above tidelands any portion lying South of the North line of Tract B (after adjustment and extended Westerly) of Correction to: Declaration Re: Boundary Line Adjustment recorded under Auditor's File No. 200405270038, records of Skagit County, Washington.

Situated in Skagit County, Washington.



201106090070

Skagit County Auditor