



Skagit County Auditor \$78.00
8/20/2013 Page 1 of 7 3:28PM

When recorded return to:
Richard and Marilyn Sanders Family Trust dated July 14, 2000
11172 Marine Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A105134

Statutory Warranty Deed

A105134-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Pamela J. Gordon, Personal Representative of the Estate of Allison Gordon a/k/a/ Scott Gordon, deceased, and Kelly M. Gordon, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard K. Sanders and Marilyn Marko-Sanders, Trustees of The Richard and Marilyn Sanders Family Trust dated July 14, 2000 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Tracts 34 through 37 Anaco Beach

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): P61845, 3858-000-037-0004

Dated 8/12/2013

Kelly M. Gordon
Kelly M. Gordon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 3361
AUG 20 2013

Estate of Allison Gordon a/k/a Scott Gordon
Pamela J. Gordon
By: Pamela J. Gordon, Personal Representative

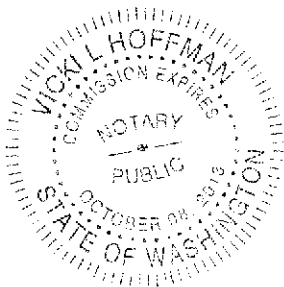
Amount Paid \$ 16,541.⁰⁰
Skagit Co. Treasurer
By Mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

CA ACK
ATT

I certify that I know or have satisfactory evidence that Kelly M. Gordon, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-19-13



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

STATE OF: CALIFORNIA

COUNTY OF:

ALAMEDA CONTRA COSTA MARIN NAPA SAN FRANCISCO
SAN MATEO SOLANO

ON this 16 Day of Aug 2013,

before me STEVEN D. BENSON A NOTARY PUBLIC, Personally appeared

PAMELA J. GORDON

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and seal.

Signature *[Handwritten Signature]*

My Commission Expires: July 12, 2013

Steven D. Benson
(Notary Public)
6050 Oak Knoll Rd.
El Sobrante, CA 94803
(510) 222-4269

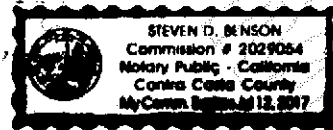


EXHIBIT A

The South $\frac{1}{2}$ by distance, measured at right angles, from the South 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 recorded 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 the hereinabove described property.

TOGETHER WITH an easement for driveway purposes as recorded September 20, 2002 under Auditor's File No. 200209200165.



201308200064

Skagit County Auditor

8/20/2013 Page

3 of

7

\$78.00

3:28PM

JPB 10-05(i-l)
Page 3 of 3

EXHIBIT B

EXCEPTIONS:

A. **SUBJECT TO:** Rights of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land shown on plat in reasonable grading of all the streets and avenues, shown thereon, as granted in the dedication of the plat.

B. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Auditor's No.: 8708260003 (Vol. 7, page 95)
Survey Affects: Subject property and property to South

C. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Auditor's No.: 8804210019 (Vol. 7, page 186)
Survey Affects: Subject property and property to South

D. 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.)

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

F. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 456831, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands)

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

Between: Duane E. Knapp
And: Skagit County
Dated: June 12, 1990
Recorded: June 20, 1990
Auditor's No.: 9006200048
Regarding: Sand Filter Sewage System Installation

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 9006180013.



201308200064

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a Municipal Corporation
Dated: July 23, 1991
Recorded: July 31, 1991
Auditor's No.: 9107310008
Purpose: Perpetual and permanent right to enter, use and/or improve a 10 foot strip of land for the purpose of drainage and to construct, maintain and operate a covered drainage line
Area Affected: The South 10 feet of the North 14.64 feet of Tract 37, "Anaco Beach"

I. 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 No.: 9309300024

J. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

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

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

Dated: September 19, 2002
Recorded: September 20, 2002
Auditor's No.: 200209200166
Executed By: Charles H. Barefield and Robin J. Barefield, husband and wife and Duane Knapp, an individual

L. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: September 19, 2002
Recorded: September 20, 2002
Auditor's No.: 200209200165
Affects: Driveway



201308200064

M. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Pacific Service LLC
Recorded: April 21, 2003
Auditor's No.: 200304210244
Regarding: Protected Critical Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

N. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Charles H. Barefield, et ux, et al
Recorded: November 7, 2003
Auditor's No.: 200311070046
Regarding: Boundary Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

O. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Bannister Septic
Recorded: May 18, 2004
Auditor's No.: 200405180069
Regarding: Septic System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



201308200064

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Scott R. Gordon and Kelly M. Gordon, husband and wife
Dated: May 23, 2004
Recorded: June 4, 2004
Auditor's No. 200406040147
Purpose: Septic Drainfield
Area Affected: Portion of subject property

Q. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF FOR BEACH ACCESS:

Recorded: June 4, 2004
Auditor's No. 200406040148
Affects: Portion of subject property

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

Name: Survey
Recorded: November 18, 2003
Auditor's No.: 200311180120



201308200064