



Skagit County Auditor 12/15/2015 Page 1 of 4 11:31AM \$76.00

When recorded return to: Mohammed Shorab and Sophia K. Nisha 2105 28th Street Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620025644

CHICAGO TITLE 620025644 STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeannie K. O'Reilly, an unmarried woman for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mohammed Shorab and Sophia K. Nisha, a married couple

the following described real estate, situated in the County of Skagit, State of Washington: Lot A of BOUNDARY LINE ADJUSTMENT SURVEY recorded October 16, 2006, under Auditor's File No. 200610160102, records of Skagit County, Washington; being a portion of the City of Anacortes Marine Point Short Plat No. ANA 04-009 as approved August 19, 2004 and recorded August 25, 2004, under Auditor's File No. 200408250062, records of Skagit County, Washington; being a portion of Lots 67 and 68, Anaco Beach, according to the plat thereof, recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the most Westerly corner of Lot A of the Marine Point Short Plat as recorded under Auditor's File No. 200408250062, records of Skagit County, Washington; Thence North 32°07'33" East, a distance of 57.02 feet; Thence South 70°25'58" East, a distance of 159.08 feet to the Westerly line of Marine Drive; Thence South 08°11'00" West, a distance of 12.22 feet along said Westerly line; Thence along a curve to the right having a radius of 75.00 feet, length of 86.07 feet and a delta angle of 65°45'09"; Thence North 57°52'27" West, a distance of 147.59 feet along the Northerly line of Anaco Beach Road to the point of beginning. Situated in Skagit County, Washington Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P61870,

Subject to:

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

Dated: December 11, 2015

Handwritten signature of Jeannie K. O'Reilly

Jeannie K. O'Reilly

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20155048 DEC 15 2015

Amount Paid \$ 2995.40 Skagit Co. Treasurer By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Snohomish

I certify that I know or have satisfactory evidence that

JEANNIE K O'REILLY
(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-11-15

Name: CYNTHIA CAMERON
Notary Public in and for the State of WA
Residing at: LYNNWOOD
My appointment expires: 12-17-16



UNRECORDED PUBLIC DOCUMENT

EXHIBIT "A"
Exceptions

1. Recitals on the face of Boundary Line Adjustment Survey:
Driveway improvements in the public right of way along Marine Drive shall be private with the exception of the City Utilities (water, sewer, storm). The City of Anacortes will maintain these utilities and the property owners will maintain the road improvements.
2. Recitals on the face of Boundary Line Adjustment Survey:
The access and utility easement shown on private property and benefiting the adjoining property owners is also granted to the City of Anacortes, Verizon, Cascade Natural Gas, Puget Sound Energy, Comcast and Potelco and their heirs and assigns for access and utility improvements (Repair, replacement, etc.)
3. Public or private easements, if any, lying within vacated portions.
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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,
Recorded: December 18, 2006
Auditor's No(s): 200612180221, records of Skagit County, Washington
Executed By: Anaco Development Group, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 19, 2012
Recording No.: 201207190059
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 18, 2006
Auditor's No(s): 200612180221, records of Skagit County, Washington
Imposed By: Anaco Development Group, LLC
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Marine Short Plat S.P. No. ANA 04-009:

Recording No: 200408250062
7. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
8. Easement note on the face of said Short Plat No. ANA-03-009:

Private Sanitary Easement to Benefit Lot B:
The Northwesterly 20.00 feet of Lots A and C. Together with the right to enter upon said easements at all times for the purposes stated. With the understanding that any grantee shall be responsible for restoring the property to conditions found prior to work within the easement.
9. Recitals on the face of Short Plat No. ANA-03-009.
10. Easement delineated on the face of said Short Plat No. ANA-03-009;
For: Sanitary Easement
Affects: Northwesterly 20 feet of said premises

EXHIBIT "A"

Exceptions
(continued)

11. Easement delineated on the face of Short Plat No. ANA-03-009
For: Undisclosed
Affects: Southeasterly 25 feet of said premises
12. Terms, conditions, and restrictions of that instrument entitled Affidavit of Minor Correction of Survey:
Recorded: October 22, 2004
Auditor's No(s): 200410220110, records of Skagit County, Washington
13. Recitals on the face of a Survey recorded under Auditor's File No. 200612200173, records of Skagit County, Washington
14. Easement provisions contained on the face of the survey recorded under Auditor's File No. 200612200173, records of Skagit County, Washington, as follows:
For: Access and utilities
15. Easement provisions contained on the face of the survey recorded under Auditor's File No. 200612200173, records of Skagit County, Washington, as follows:
For: Sanitary Sewer
16. Easement provisions contained on the face of the survey recorded under Auditor's File No. 200612200173, records of Skagit County, Washington, as follows:
For: N.G.P.E.
17. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 18, 2007
Auditor's No.: 200706180163, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
18. Dues, charges and assessments, if any, levied by Marine Pointe Estates Homeowners Association.
19. Local Improvement assessment, if any, levied by City of Anacortes.

