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Skagit County Auditor

\$129.00

4/22/2016 Page

1 of

7 3:18PM

Document Title:

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

Reference Number:

A111260

Grantor(s):

additional grantor names on page ___

1. Robert L. Maahs, Trustee of the Robert L. Maahs Living Trust, dated January 19, 1989
- 2.

Grantee(s):

additional grantee names on page ___

1. S. Philip Kairez
2. Carolyn Kairez

Abbreviated legal description:

full legal on page(s) ___

Tract 39 and Ptn. Tracts 37 and 38, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON"

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P61848, 3858-000-039-0002

I, Marla Hickok, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$ 73 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

4/22/16

When recorded return to:
S. Philip Kairez and Carolyn E. Kairez
P.O. Box 1233
Anacortes, WA 98221

Recorded at the request of:

File Number: A1 1260

Statutory Warranty Deed

A111260
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert L. Maahs, Trustee of the Robert L. Maahs Living Trust, dated January 19, 1989 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE S. Philip Kairez and Carolyn Kairez, as husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Tract 39 and Ptn Tracts 37 and 38, "ANACO BEACH, SKAGIT COUNTY, WASHINGTON"

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): P61848, 3858-000-039-0002

Dated 4/15/2016

Robert L. Maahs Living Trust

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1512
APR 22 2016

By: Robert L. Maahs, Trustee

Amount Paid \$ 12821.00
Skagit Co. Treasurer
By HB Deputy

STATE OF California }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robert L. Maahs is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Robert L. Maahs Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

See attached Ca Notary form

Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officers completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of the documents.

State of California

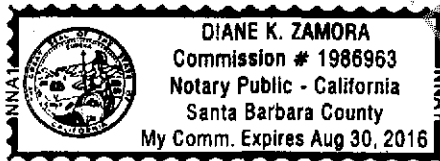
County of Santa Barbara

On April 19, 2016 before me, DIANE K. ZAMORA, Notary Public,

Personally appeared Robert J. Maahs

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 signatures[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 official seal.

Signature Diane K. Zamora

Diane K. Zamora, Notary Public

EXHIBIT A

Tract 39, "ANACO BEACH", according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/5 interest in tidelands of the First Class as conveyed by the State of Washington lying in front of, adjacent to and abutting upon a portion of Tracts 37 and 38 of said Plat of "ANACO BEACH" as more fully described and set forth in that certain document recorded under Auditor's File No. 8801130066, records of Skagit County, Washington.

ALSO TOGETHER WITH AND SUBJECT TO those certain easements for access to the beach and for ingress, egress and utilities as more fully described and set forth in documents recorded under Auditor's File Nos. 8801130067, 8801130068 and 8801130069 and as delineated on the face of that certain Survey recorded in Volume 7 of Surveys, pages 186 and 187 under Auditor's File No. 8804210019, records of Skagit County, Washington.

EXHIBIT B

EXCEPTIONS:

A. 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.

B. 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.)

C. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Oscar E. Koenig, et ux
Recorded: October 18, 1960
Auditor's No: 599928
As Follows:

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS: The tracts herein sold shall be used for dwelling purposes only and no part thereof shall be used for any dance hall, store, amusement resort or for any commercial purpose of any kind or nature whatsoever. The restrictive covenants are agreed as covenants running with the title to the said tracts herein sold and violations of any of them shall cause the title of said tracts to revert to grantors and heirs, executors and assigns and said grantors and heirs, executors and assigns may maintain suit for injunction and damages to enforce the restrictions or violation thereof.

D. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 511409 and 550569, 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.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above. (Affects tidelands)

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

Dated: November 14, 1987
Recorded: January 13, 1988
Auditor's No: 8801130067
Executed by: Maurice O. Helland and Martha J. Helland, husband and wife, and Barbara Bryan, a widow

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

Dated: December 28, 1987
Recorded: January 13, 1988
Auditor's No: 8801130068 and 8801130069
Executed by: Maurice O. Helland and Martha J. Helland and Barbara Bryan

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 7 1988
Recorded: June 16, 1988
Auditor's No.: 8806160074
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: The 30 foot access roadway as delineated on that certain survey recorded under Auditor's File No. 8804210019, Volume 7 of Surveys, page 186; Right-of-Way No. 2 on the East 10 feet of the North 30 feet

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Donald H. Coughlin, et ux, et al
Dated: May 28, 1988
Recorded: June 27, 1988
Auditor's No.: 8806270071, 8806270072, 8806270073 and 8806270074
Purpose: Drainfield
Area Affected: As delineated on Survey recorded under Auditor's File No. 8804210019

I. RESERVATION CONTAINED IN DEED

Executed by: E Radford Mitchell and Mae E. Mitchell, his wife
Recorded: June 18, 1947
Auditor's No.: 405674
As Follows: Easement for road now being constructed through the East portion of Tracts 38 to 43, inclusive, for ingress and egress to these Tracts (38-43)

J. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Surveys
Recorded: August 26, 1987 and April 21, 1988
Auditor's No.: 8708260003 and 8804210019

K. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co., a Washington corporation
Dated: June 24, 1988
Recorded: July 7, 1988
Auditor's No.: 8807070068
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A right-of-way 10 feet in width and on the 30 foot access roadway

L. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 22, 1988
Auditor's No.: 8808220032
Purpose: A 10 foot walkway and a 30 foot easement furnishing ingress, egress and utilities to Tract 40 and Tract 41
Area Affected: As shown on Survey

M. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Donald J. Coughlin and Emily L. Coughlin
And: Skagit County
Dated: November 23, 1988
Recorded: November 28, 1988
Auditor's No.: 8811280071
Regarding: Waiver and Covenant Not to Sue

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

Executed By: Robert L. Maahs, Trustee
Recorded: March 22, 2005
Auditor's No.: 200503220052
Regarding: Protected Critical Area Site Plan

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.