

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2681  
Jul 17 2020  
Amount Paid \$5045.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

When recorded return to:

Mark Andrew Del Beccaro and Dawn Karyl Cotter  
4616 25<sup>th</sup> Avenue NE #753  
Seattle, WA 98105

GNW 20-6269

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan M. Freeman and Jeannette Freeman, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mark Andrew Del Beccaro and Dawn Karyl Cotter, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED  
HERE TO AND MADE A PART HEREOF.

Abbreviated legal description:

Ptn. Lots 67-68, ANACO BEACH (aka Lot B BLA Survey 200610160102)

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): P121952; 3858-000-068-0300

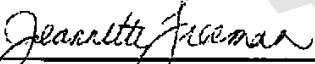
Statutory Warranty Deed  
LPB 10-05

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Dated: 16 Jul 2020

  
\_\_\_\_\_  
Ryan M. Freeman

  
\_\_\_\_\_  
Jeannette Freeman

Statutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

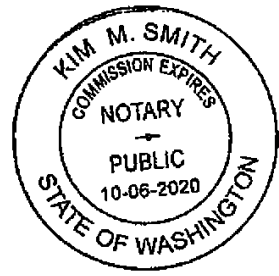
I certify that I know or have satisfactory evidence that Ryan M. Freeman and Jeannette M. Freeman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16 day of July, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



## EXHIBIT A LEGAL DESCRIPTION

Property Address: 4216 Osprey Lane, Anacortes, WA 98221

Tax Parcel Number(s): P121952; 3858-000-068-0300

### Property Description:

Lot B of 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; AND amended by Boundary Line Adjustment recorded October 16, 2006, under Auditor's File No. 200610160102, 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:

Commencing 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  $32^{\circ}07'33''$  East, a distance of 57.02 feet to the point of beginning;

Thence North  $32^{\circ}07'33''$  East, a distance of 53.85 feet;

Thence North  $26^{\circ}13'01''$  East, a distance of 20.44 feet;

Thence South  $75^{\circ}00'51''$  East, a distance of 128.07 feet to the Westerly line of Marine Drive;

Thence South  $08^{\circ}11'00''$  West, a distance of 84.47 feet along said Westerly line;

Thence North  $70^{\circ}25'58''$  West, a distance of 159.08 feet to the point of beginning.

Situated in Skagit County, Washington

## **EXHIBIT B**

20-6269-KS

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Anaco Beach recorded April 23, 1930 as Auditor's File No. Volume 5 of Plats, Page 4.

2. Reservations, provisions and/or exceptions contained in instrument executed by Jack W. Papritz, et ux, recorded June 21, 1983 as Auditor's File No. 8306210043.

As Follows:

"SUBJECT TO the reservation by the grantors, for themselves, their successors or assigns, to top or cut down any trees; except vine maples, on Lot 67 that are rooted below 20 vertical feet from the level of the prominent natural ledge on the East end of Lots 67 and 68, the decision in either instance as to whether to top or cut down totally to be at the discretion of the lot owner, and all costs to be borne by the party making the request."

3. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/surveys recorded August 25, 2004, October 16, 2006, as Auditor's File No. , 200408250062 and 200610160102.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Anaco Development Group, LLC, recorded December 18, 2006 as Auditor's File No. 200612180221.

Above covenants, conditions and restrictions were amended and recorded July 19, 2012 as Auditor's File No. 201207190059.

Statutory Warranty Deed  
LPB 10-05