

When recorded return to:
Dave Haukur Boyd and Remy Boyd
429 Itllong Lane
Alameda, CA 94501

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-26

Jan 05 2021

Amount Paid \$15748.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045035

CHICAGO TITLE
U20045035

STATUTORY WARRANTY DEED

THE GRANTOR(S) Morris Israel, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dave Haukur Boyd and Remy Boyd, a married couple

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

Lot 4, CITY OF ANACORTES SHORT PLAT NO. ANA 04-003, approved May 16, 2005 and recorded May 20, 2005 under Auditor's File No. 200505200118, records of Skagit County Washington; being a portion of Tract 65, and the North Half of Tract 64, ANACO BEACH, according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P123001 / 3858-000-065-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 24, 2020

Morris Israel
Morris Israel

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Morris Israel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/24/2020

Julie M Dixon
Name: Julie M Dixon
Notary Public in and for the State of WASH
Residing at: Camano Island
My appointment expires: 2/2/2022

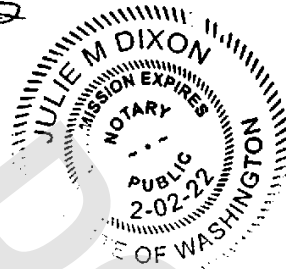


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CITY OF ANACORTES SHORT PLAT NO. ANA 04-003:

Recording No: 200505200118

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary
a
Recording Date: June 16, 1987
Recording No.: 8706160051
Affects: Tract 65 of Anaco Beach

3. Agreement, including the terms and conditions thereof; entered into;
By: Todd Kirkpatrick
And Between: Skagit County
Recorded: July 18, 1988
Auditor's No. 8807180001, records of Skagit County, Washington
Providing: Mound Fill System Installation Conditional Agreement

4. View Encumbrance, including the terms and conditions thereof; created by instrument;
Recorded: November 22, 2000
Auditor's File No.: 200011220107, records of Skagit County, Washington

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary
app
Recording Date: February 14, 2005
Recording No.: 200502140153
Affects: As constructed or to be constructed on a portion of Lots 64 and 65 of
Anaco Beach

6. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Todd Kirkpatrick

EXHIBIT "A"

Exceptions
(continued)

Recorded: May 23, 2005
Auditor's No. 200505230116, records of Skagit County, Washington
Providing: Allowing encroachment into right-of-way

7. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: May 27, 2005
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005; July 19, 2005, January 20, 2006, April 24, 2007 and December 3, 2015
Recording No.: 200507130131, 200507190001, 200601200010, 200704240095, 201512030061 and 201512030062

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Empire One Development and Holdings, Inc.
Recording Date: May 25, 2005
Recording No.: 200505270229

9. 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 Survey:

Recording No: 200512010170

10. 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 Survey:

Recording No: 201906070103

EXHIBIT "A"Exceptions
(continued)

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Marine Crest Association.
15. Assessments, if any, levied by City of Anacortes.