



201704040038

When recorded return to:  
CHICAGO TITLE COMPANY  
425 COMMERCIAL ST.  
MOUNT VERNON, WASHINGTON 98273

Skagit County Auditor \$76.00  
4/4/2017 Page 1 of 4 11:37AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030226

CHICAGO TITLE

620030226

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald Everett, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Mark P. Radka and Sriwan Radka, a married couple

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

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

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

Lot(s): 72 & ptn 71 Anaco Beach

Tax Parcel Number(s): P61874/ 3858-000-072-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171345  
APR 04 2017

Subject to:

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

Amount Paid \$ 9332.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 29, 2017

Donald Everett  
Donald Everett

State of Oregon

County of Curry

I certify that I know or have satisfactory evidence that Donald Everett 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: 3-30-2017

Debora J. Olson  
Name: Debora J. Olson  
Notary Public in and for the State of Oregon  
Residing at: Seaside City, OR  
My appointment expires: 2-3-2020

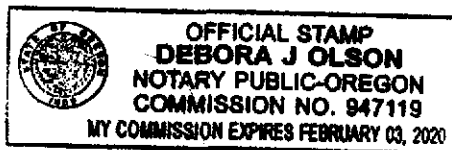


**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P61874/ 3858-000-072-0000**

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Tract 72 and the Westerly 1/2 of Tract 71, as measured along the Southwesterly line thereof, "Anaco Beach, Skagit County, Washington." as per plat recorded in Volume 5 of plats, page 4, records of Skagit County, Washington.

Together with that portion of vacated public right of way adjacent thereto and lying between the Northwestern and Southeasterly lines of said tract, projected Northeasterly.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

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

Purpose: Road  
Recording Date: August 2, 1932  
Recording No.: 252024  
Affects: East portion of said premises and other property

2. 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 Anaco Beach :

Recording No: 233177

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Conservation easement  
Recording Date: April 13, 2004  
Recording No.: 200404130051  
Affects: Portion of said premises

4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 14, 2004  
Recording No.: 200401140057

6. City, county or local improvement district assessments, if any.  
7. Assessments, if any, levied by City of Anacortes.