



WASHINGTON TITLE INSURANCE COMPANY

375298

Statutory Warranty Deed

THE GRANTORS E. RADFORD MITCHELL and MAE E. MITCHELL, his wife of Seattle, Washington

for and in consideration of Seventeen Hundred Seventy Five and no/100-Dollars (\$ 1775.00 ), in hand paid, conveys and warrants to HARRY L. FRITZ and

ANNA M. FRITZ, his wife of Seattle, Washington the following described real estate, situate in the County of SKAGIT State of Washington:

South westerly Forty (40) feet of Lot Eleven (11) and all of Lots Twelve (12), Thirteen (13) and Fourteen (14) of Anaco Beach according to the recorded plat thereof filed for record April 29, 1930, in the office of the Auditor of Skagit County, Washington under said Auditor's file #233177.

SUBJECT TO: 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 the reasonable original grading of all the streets and avenues, shown thereon, as granted in the dedication of the plat;

Easement for road as existing through the east portion of Tracts Seventy, Seventy-one, Seventy-two, and the Southerly portion of tract Seventy-five, between which said reservation or easement shall be automatically cancelled and annulled whenever the City of Anacortes, any person or persons, constructs a road supplanting and substituting for all practical purposes another road of equal benefit to users or present road as herein reserved. SUBJECT TO FOLLOWING RESTRICTION: That all rights of ownership and residence of the above described property are restricted to those of the Caucasian race.

Also subject to the following restrictive covenants: The tract herein to be sold shall be used for dwelling property only and no part thereof shall be used for any dance hall, store, amusement resort or for any commercial purposes 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 damage to enforce the restrictions or violations thereof.

For continuation see RIDER "A" hereto attached.

Dated this day of October, A.D. 19 44

E. Radford Mitchell (Seal)

Mae E. Mitchell (Seal)

STATE OF WASHINGTON, County of KING

On this day personally appeared before me E. RADFORD MITCHELL and MAE E. MITCHELL, his wife

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of October, 1944



RECEIVED FOR RECORD AT

Howard A. Adams, Notary Public in and for the State of Washington, residing at Seattle

at request of EDW. DANIELSON, Auditor, Skagit Co., Washington

# ANACO BEACH

## SKAGIT COUNTY WASHINGTON

**J. L. MSPerson**  
Engineer  
Seattle  
Scale: 1 in. = 200 Ft.

### DESCRIPTION

This plat of ANACO BEACH embraces Government Lot 3, the SW 1/4 of the SE 1/4 and the West 20 rods of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 27 and Government Lots 1 and 2 Section 34 T. 35 N. R. 1 E. W.M. Skagit County Washington. That portion in Sec. 27 is within the limits of the City of Anacortes. The location and dimension of all Tracts, highways, avenues, streets and park areas are as shown on the plat in feet.

### DEDICATION

Know all men by these presents, That we M. R. Wood and Georgie W. Wood, husband and wife owners in fee simple of the land here by platted do hereby declare this plat of ANACO BEACH and dedicate to the public forever all the highways, avenues and streets shown hereon; together with the right to make all necessary ditches, cuts and fills upon the tracts shown on this plat in the reasonable original grading of all ditches and streams. And we hereby dedicate to the use of the public forever for park and recreational purposes the area designated Marine View Avenue and Park as shown on the attached plat.

*M. R. Wood*  
*Georgie W. Wood*

### ACKNOWLEDGMENT

State of Washington } ss  
County of King

This is to certify that on this 4th day of March A.D. 1930, before me, the undersigned personally appeared M. R. Wood and Georgie W. Wood, husband and wife, to me known to be the individuals described in and who executed the accompanying dedication and each acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. In witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

*H. A. Goodfellow*

Notary Public in and for the State of Washington, residing at Seattle.

### CERTIFICATE

I hereby certify that this plat of ANACO BEACH is based on an accurate survey and subdivision of Section 27 and 34 T. 35 N. R. 1 E. W.M., that that the distances, courses, curves and angles are shown thereon correctly and that the monuments and tract corners have been set.

*J. L. MSPerson*

That portion in Section 27 and within the boundaries of the City of Anacortes, examined and approved this 20th day of March, A.D. 1930.

*R. B. Phillips*

City Engineer - Anacortes.

That portion in Section 27 and within the boundaries of the City of Anacortes approved by the Mayor and City Council of the City of Anacortes this 21st day of March, A.D. 1930.

Attest

*M. A. Hartmann*  
City Clerk

*D. M. Haly*  
Mayor

That portion in Section 34 examined and approved this 8th day of April, A.D. 1930.

*Robert E. Pratt*

County Engineer

That portion in Section 34 examined and approved this 18th day of April, A.D. 1930.

Attest

*P. E. Bertrand*  
Chairman, Board of County Commissioners

*W. H. Whitney*  
Treasurer, Skagit County, Washington.

I, W. H. Whitney, Treasurer of Skagit County, Wash., do hereby certify that all taxes herebefore levied and which have become a lien on the above described property, have been fully paid and discharged, according to the records of this office.

Dated: March 15, 1930.

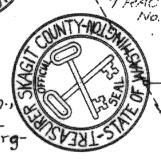
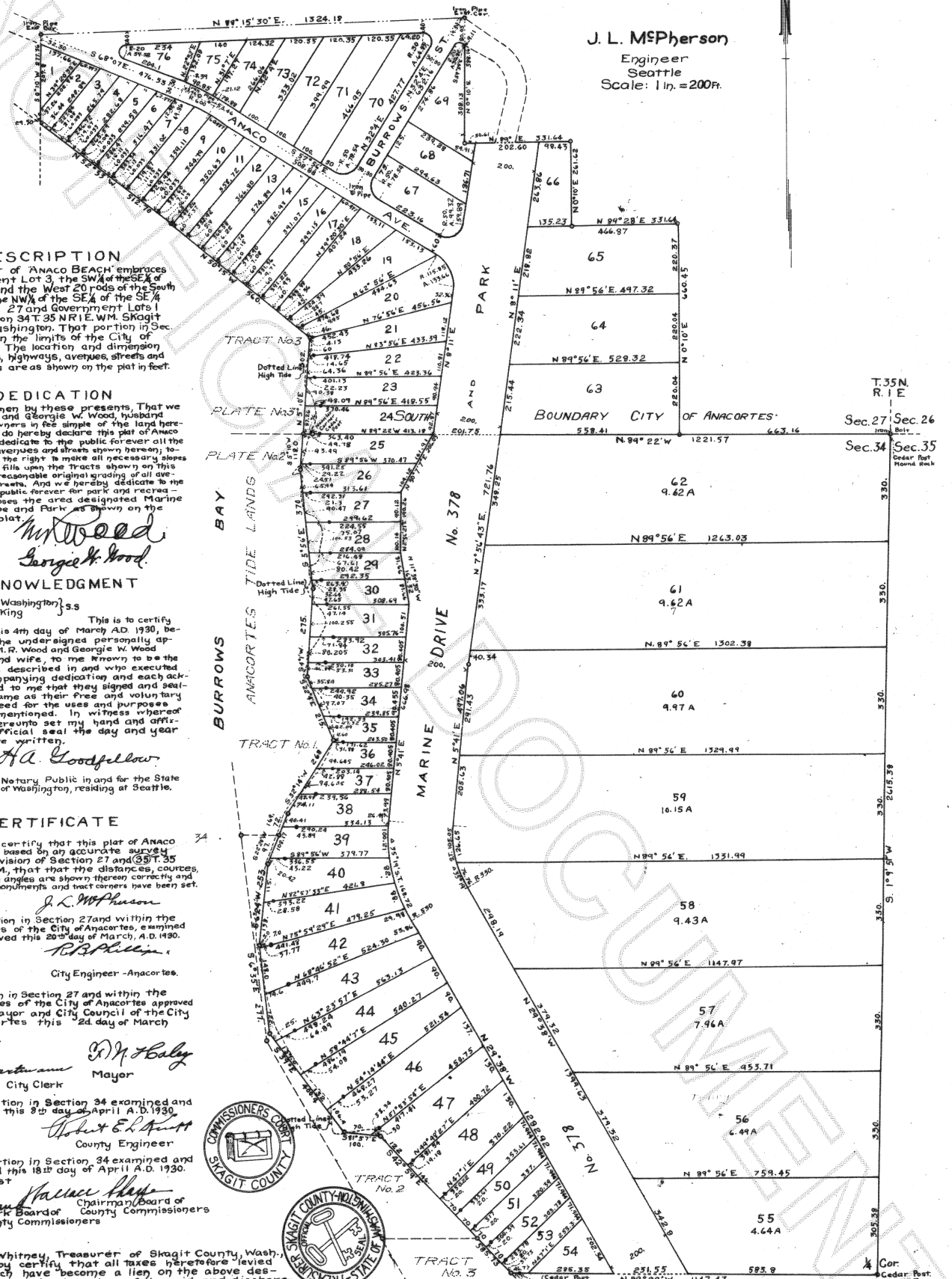
*W. H. Whitney*  
Treasurer, Skagit County, Washington.

Transcribed by R. A. Komb. Oct. 1930.

Filed for record at the request of M. R. Wood this 23d day of April, 1930 at 57 minutes past 8 o'clock A.M. and recorded in Volume 5 of Plats at page 4.

No 233177

*P. E. Bertrand*  
Auditor  
By *W. B. Collins*  
Deputy



T. 35 N.  
R. 1 E.  
Sec. 27  
Sec. 34  
Sec. 35  
Order Plat  
Mount Rock

Cor.  
Cedar Post  
Sec. 34 Sec. 35