

AFTER RECORDING MAIL TO:  
Todd Wiersum, General Partner  
202 N. Curry Street, Suite 100  
Carson City, NV 89703



9/28/2004 Page 1 of 2 1:45PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A82699

FIRST AMERICAN TITLE CO.

**Statutory Warranty Deed**

A82699E

Grantor(s): Jane E. Albee, Curtis Hageland and Mary Ann Hageland  
Grantee(s): Windward Family Limited Partnership  
Assessor's Tax Parcel Number(s): 3785-006-003-0100/P121906

THE GRANTOR Jane E. Albee, her separate estate, and Curtis Hageland and Mary Ann Hageland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Windward Family Limited Partnership, a Limited Partnership the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

The West 1/2 of "F" Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, abutting Lot 1, Block 6, "DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

Parcel "B":

The East 1/2 of "F" Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, abutting Lot 10, Block 3, "DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the Easterly portion delineated on Survey recorded under Skagit County Auditor's File No. 200407260004.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: September 24, 2004

Jane E. Albee, Curtis Hageland  
Jane E. Albee SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Curtis Hageland

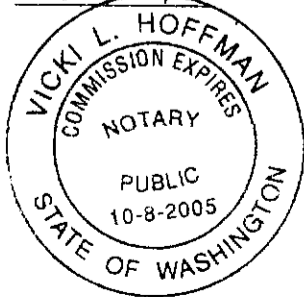
Mary Ann Hageland  
Mary Ann Hageland SEP 28 2004

Amount Paid \$ 1513.00  
Skagit Co Treasurer  
By hp Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jane E. Albee, Curtis Hageland and Mary Ann Hageland, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-27-04



Curtis L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05

**Exceptions:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes, a municipal corporation  
Dated: July 23, 1954  
Recorded: November 15, 1961  
Auditor's No.: 614527  
Purpose: Construct, maintain, etc., an underground truck and/or lateral sewers, etc., with full right of ingress and egress to perform any and all work incident to the above named purposes  
Area Affected: North 8 feet of the subject property

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: July 26, 2004  
Auditor's No.: 200407260004

Said matters include but are not limited to the following:

1. A non-exclusive easement for ingress and egress is reserved for the benefit of the Western adjoiner in the area described.
2. Encroachment of Walnut tree and landscaping.

(Affects herein described and other property)



200409280123  
Skagit County Auditor