

AFTER RECORDING MAIL TO:  
Harvey R. Pekich  
8911 N.E. 116th Place  
Kirkland, WA 98034



200501100168

Skagit County Auditor

1/10/2005 Page 1 of 5 3:28PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 114115-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): John L. Miller and Margaret K. Miller  
Grantee(s): Harvey R. Pekich and Emily J. Pekich  
Abbreviated Legal: Lot X Fidalgo Bay Aggregation  
Assessor's Tax Parcel Number(s): P101517/3841-026-020-0107

THE GRANTOR John L. Miller and Margaret K. Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Harvey R. Pekich and Emily J. Pekich, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot X, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION," recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

# 140

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JAN 10 2005

3180.00

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

Dated January 4, 2005

[Signature]  
John L. Miller

[Signature]  
Margaret K. Miller

STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

On this \_\_\_\_\_ day of \_\_\_\_\_ before me personally appeared \_\_\_\_\_, to me known to be the individual described in and who executed the foregoing instrument \_\_\_\_\_ as Attorney in Fact for \_\_\_\_\_ and acknowledged that \_\_\_\_\_ signed and sealed the same as free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)

\_\_\_\_\_  
Sandi Smith  
Notary Public in and for the State of Washington  
Residing at Decatur Island  
My appointment expires: 4/28/2007

*see attached [unclear]*

Notary attachment to Statutory Warranty Deed

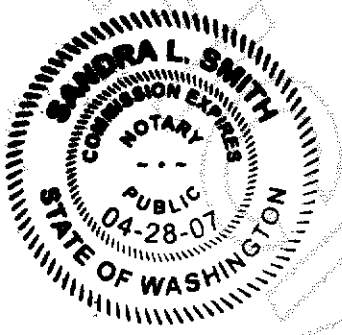
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Paul K. Miller & Margaret Miller  
the person(s) 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.

Dated: 1/04/05

*Sandi Smith*

Sandi Smith  
Notary Public in and for the State of Washington  
Residing at: Decatur Island  
My appointment expires: 4/28/2007

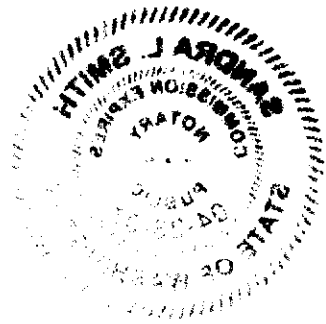


UNRECORDED  
ALL DOCUMENTS



200501100168  
Skagit County Auditor

UNOFFICIAL DOCUMENT



EXCEPTIONS:

A. AGREEMENT FOR DEVELOPMENT, IMPROVEMENT, AND PROCEEDS DISTRIBUTION, INCLUDING TERMS AND CONDITIONS:

Between: NSG, Inc., a Washington corporation  
 And: John L. Miller and Margaret M. Miller, husband and wife  
 Dated: November 16, 1993 & November 22, 1993  
 Auditor's No.: 9312230021

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation  
 Purpose: Electric line  
 Area Affected: "Playground Park"  
 Recorded: April 20, 1951  
 Auditor's No.: 459750

C. Reservation of easement to provide access to City of Anacortes Timber Lands, as reserved in Order of Vacation of Streets recorded July 23, 1984, as Auditor's File No. 8407230001.

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: John L. Miller, Jr. et ux  
 Recorded: April 22, 1991  
 Auditor's No.: 9104220048

AMENDMENT TO COVENANTS:

Recorded: September 12, 1991  
 Auditor's No.: 9109120049

AMENDMENT TO COVENANTS:

Recorded: August 27, 1992  
 Auditor's No.: 9208270046

AMENDMENT TO COVENANTS:

Recorded: November 19, 1993  
 Auditor's No.: 9311190025

AMENDMENT TO COVENANTS:

Recorded: April 28, 1995  
 Auditor's No.: 9504280099

AMENDMENT TO COVENANTS:

Recorded: October 24, 1995  
 Auditor's No.: 9510240136



EXCEPTIONS CONTINUED:

D. (Continued):

AMENDMENT TO COVENANTS:

Recorded: July 12, 1996  
Auditor's No.: 9607120100

AMENDMENT TO COVENANTS:

Recorded: April 3, 1997  
Auditor's No.: 9704030052

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: An underground electric transmission and/or distribution system  
Area Affected: Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way  
Dated: December 14, 1993  
Recorded: December 20, 1993  
Auditor's No.: 9312200181

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes  
Purpose: Constructing, repairing, replacing, and maintaining the City of Anacortes waterlines  
Area Affected: All roads  
Dated: December 12, 1994  
Recorded: December 21, 1994  
Auditor's No.: 9412210105

G. EASEMENTS SHOWN ON SURVEY MAP:

Recorded: April 20, 1992  
Auditor's No.: 9204200040  
For: Access, utilities, drainage, fire lane trail  
Affects: As shown on map



200501100168  
Skagit County Auditor

EXCEPTIONS CONTINUED:

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: An underground electric transmission and/or distribution system  
 Area Affected: Easement No. 1: All streets and road rights of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 (ten) feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: Not disclosed  
 Recorded: October 23, 1996  
 Auditor's No.: 9610230048

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Karl W. Nevitt, a single man  
 Purpose: For ingress and egress and utilities  
 Area Affected: Right of ways as shown on survey of said premises  
 Dated: December 6, 1993  
 Recorded: June 26, 1998  
 Auditor's No.: 9806260018



200501100168  
Skagit County Auditor