

AFTER RECORDING MAIL TO:
Mr. and Mrs. David C. Cutter
1609 12th Street
Anacortes, WA 98221



200607270190
Skagit County Auditor

7/27/2006 Page 1 of 2 3:27PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83183

Statutory Warranty Deed

Grantor(s): Alexander G. McLaren
Grantee(s): David C. Cutter and Jillian L. Cutter
Assessor's Tax Parcel Number(s): 3776-015-020-0000, P56848

FIRST AMERICAN TITLE CO.
A83183E

THE GRANTOR Alexander G. McLaren, who acquired title as Alexander A. McLaren, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and warrants to David C. Cutter and Jillian L. Cutter, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of Survey, recorded June 21, 2004 under Skagit County Auditor's File No. 200406210184, being a portion of Lots 2, 3, 18, 19 and 20 of Block 15, vacated alley adjacent thereto and a portion of vacated X Avenue adjacent, "BOWMAN'S CENTRAL SHIP HARBOR WATERFRONT PLAT TO ANACORTES" according to the plat thereof in the Office of the Auditor of Skagit County, Washington in Volume 2 of Plats, page 33.

TOGETHER WITH an undivided 1/5 interest in Tract 17, "PLATE NO. 9 ANACORTES TIDE AND SHORE LANDS OF SECTION 18, TOWNSHIP 35 NORTH, Range 2 EAST, W.M., ANACORTES HARBOR", according to the official map thereof on file in the Office of the State Land Commissioner at Olympia, Washington.

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

Dated: July 17, 2006

Alexander G. McLaren

3804
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

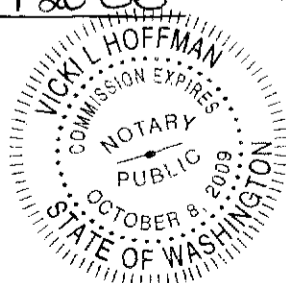
JUL 27 2006

4455.00
Amount Paid \$
Skagit Co. Treasurer
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alexander G. McLaren, 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: 7-20-06



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

Exceptions:

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

Recorded: June 21, 2004
Auditor's No: 200406210184

Said matters include but are not limited to the following:

20 foot access easement across Lots 2 - 4 and 10 foot beach access across Lots 1 - 3.

Said survey supercedes that certain survey recorded under Auditor's File No. 200312160027.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: September 9, 2004
Recorded: September 20, 2004
Auditor's No.: 200409200121
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: North 10 feet of the above described property lying adjacent to 5th Street

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 22, 2004
Recorded: April 1, 2005
Auditor's No.: 200504010135
Executed By: John R. Cox & Associates, LLC



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