

When recorded return to:

Mr. and Mrs. Van D. Johnson
2019 10th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A90848



200703020093
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Doris L. Johnson, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Van D. Johnson and Patricia Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A90848E

Abbreviated Legal:
Lot 1-20, Block 9, "FIDALGO BAY ADDITION TO ANACORTES"

Tax Parcel Number(s): P60684, 3841-009-020-0004

Lots 1 - 20, Block 9, "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington; TOGETHER WITH those portions of vacated Washington Avenue and vacated Wall Street and vacated Myrtle Avenue that inures thereto by operation of law. EXCEPT any portion lying within the boundaries of Fidalgo Bay Road. ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and underground utilities as described in easement recorded under Auditor's File No. 200206190072.

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

Dated February 27, 2007

Doris L. Johnson

954
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

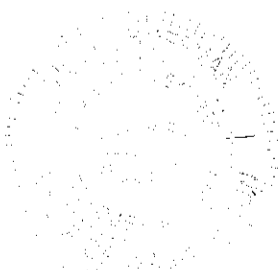
MAR 02 2007
2230⁰⁰
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doris L. Johnson, 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: 2-28-07

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



EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Harold Johnson and Doris Johnson, husband and wife
And: John L. Miller and Margaret K. Miller, husband and wife
Dated: July 9, 1990
Recorded: October 1, 1990
Auditor's No: 9010010060
Regarding: Development improvements and reversionary clause
Affects: Blocks 9, 10, 11 and 12

Said instrument was modified by instrument recorded November 1, 1990 under Auditor's File No. 9011010083.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: North Fidalgo Bay Investments, Inc.; Cully Road Development, Inc. and D. David McMillen and Margaret A. Studer, husband and wife
Dated: May 16, 1995
Recorded: May 30, 1995
Auditor's No: 9505300097
Purpose: A non-exclusive easement for ingress and egress and utilities
Area Affected: Access easement

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt
Dated: December 6, 1993
Recorded: June 26, 1998
Auditor's No: 9806260018
Purpose: A non-exclusive easement for ingress and egress and utilities
Area Affected: Access easement

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: John L. Miller and Margaret K. Miller, husband and wife; and Phyllis Lamb, a single woman
Dated: October 22, 1998
Recorded: October 23, 1998
Auditor's No: 9810230088
Purpose: A non-exclusive easement for ingress, egress and utilities
Area Affected: Access easement



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E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress
In Favor Of: City of Anacortes
Recorded: April 20, 1992
Auditor's No: 9204200037
Affects: Portion of easement area

Further access granted to City of Anacortes by document recorded December 21, 1994 under Auditor's File No. 9412210105.

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Lots J-4, J-5 and J-6
Recorded: October 13, 1999
Auditor's No: 199910130072
Purpose: Ingress, egress and utilities
Area Affected: Easement area

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

Dated: April 22, 1991
Recorded: April 22, 1991
Auditor's No: 9104220048
Executed by: John L. Miller and Margaret K. Miller

Said covenants, conditions and restrictions were amended by instruments recorded in the Office of the Skagit County Auditor under Auditor's File Nos. 9109120049, 9208270046, 9510240136, 9607120100 and 9704030052.

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 19, 2002
Auditor's No.: 200206190072
Purpose: Ingress, egress and utilities
Area Affected: Common access

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200307100083
Document Title: Agreement to Provide Service Contract



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