



201002250044
Skagit County Auditor

When recorded return to:

2/25/2010 Page 1 of 2 10:53AM

The Thomson Family Trust, dated March 29, 2001
1610 - 26th Circle
Anacortes, WA 98221

Recorded at the request of:

File Number: A98968

Statutory Warranty Deed

A98968-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wilmoor Development Corporation, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Blake A. Thomson, Trustee of The Thomson Family Trust, dated March 29, 2001 the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 6, "J AVENUE COTTAGES PLANNED UNIT DEVELOPMENT"

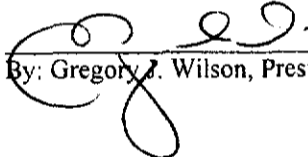
Tax Parcel Number(s): P126908, 4942-000-006-0000

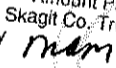
Lot 6, "J AVENUE COTTAGES PLANNED UNIT DEVELOPMENT", as per plat recorded on November 14, 2007 under Auditor's File No. 200711140054, records of Skagit County, Washington.

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

Dated 2/03/2010

Wilmoor Development Corporation

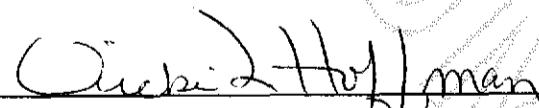

By: Gregory J. Wilson, President

455
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
FEB 25 2010
Amount Paid \$ 5522.11 ✓
By  Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that _____
Gregory J. Wilson is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
President of Wilmoor Development Corporation
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-23-10



Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10-8-13

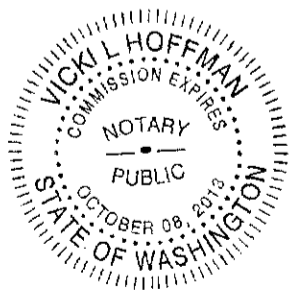


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: March 30, 1927
Recorded: April 5, 1927
Auditor's No.: 202582
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Area Affected: As constructed

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: "J" Avenue Cottages Planned Unit Development
Recorded: November 14, 2007
Auditor's No.: 200711-140054

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

Dated: October 22, 2007
Recorded: October 23, 2007
Auditor's No.: 200710230056
Executed By: Wilmoor Development Corporation, a Washington corporation

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: July 18, 2007
Recorded: August 8, 2007
Auditor's No.: 200708080079
Purpose: "...utility systems for purposes of transmission, distribution and sale of electricity..."
Area Affected: A ten foot wide strip of land



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