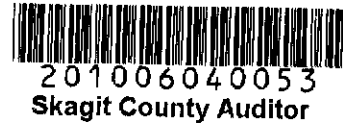


When recorded return to:  
Jesse A. Robles and Roxanne B. Robles  
1806 Ohio Ave  
Anacortes, WA 98221



6/4/2010 Page 1 of 3 2:49PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd.  
Oak Harbor, WA 92877

Order No.: 620010420

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John C. Hardy and Elizabeth P. Hardy, husband and wife  
for and in consideration of Three Hundred Forty Four Thousand And No/100 Dollars (\$344,000.00)  
in hand paid, conveys, and warrants to Jesse A. Robles and Roxanne B. Robles, husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 23, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat  
thereof, recorded in Volume 16 of Plats, page 70, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P108192/

Also subject to Exhibit A attached hereto and made a part hereof.

Dated: May 26, 2010

*[Signature]*  
John C. Hardy  
*[Signature]*  
Elizabeth P. Hardy

16 36  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 04 2010

Amount Paid \$ 6128.<sup>20</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

State of Oregon  
County of Multnomah

I certify that I know or have satisfactory evidence that  
John C. Hardy (name of person) is the person who appeared  
before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to  
be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

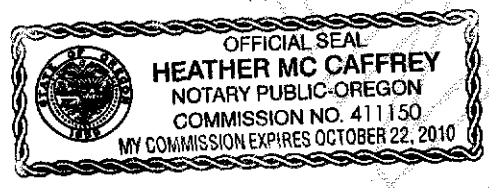
Dated: ~~June 4, 2010~~ June 1, 2010

*[Signature]*  
Signature

Notary  
Title

My appointment expires: 10-22-10

(Seal or Stamp)



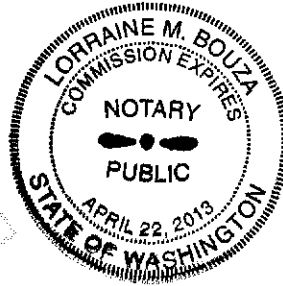
STATE OF WASHINGTON  
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that ELIZABETH P. HARDY <sup>S in B</sup> is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 05-27-10

Lorraine M. Bouza

Name: Lorraine M. Bouza  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: 04-22-13



201006040053  
Skagit County Auditor

EXHIBIT 'A'

1. Easement contained in Dedication of said plat:  
For: Necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
  
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on said plat
  
3. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: August 17, 1962  
Auditor's No(s): 625248; 625249, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
  
4. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: September 11, 1995  
Auditor's No(s): 9509110140, records of Skagit County, Washington  
in favor of: Port of Anacortes  
For: Free and unobstructed use and passage of all types of aircraft
  
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:  
Purpose: Utilities  
Affects: Exterior 10 feet adjacent to Street
  
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law  
Recorded: September 11, 1995  
Auditor's No(s): 9509110141, records of Skagit County, Washington  
Executed By: Creekside Village Development Company  
  
AMENDED by instrument(s):  
Recorded: March 20, 1997 and December 17, 1997  
Auditor's No(s): 9703200989 and 9712170015, records of Skagit County, Washington
  
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s).  
Recorded: September 11, 1995  
Auditor's No(s): 9509110141, records of Skagit County, Washington
  
8. Right to Farm Disclosure  
Recording Date: December 16, 2005  
Recording No.: 200515160083



201006040053

Skagit County Auditor