

When recorded return to:
Gertrud D. Hipp and Marianne E. Fortmann
P.O. Box 1452
Anacortes, WA 98221



201109210015
Skagit County Auditor

9/21/2011 Page 1 of 4 10:33AM

Recorded at the request of:

File Number: A102239

Statutory Warranty Deed

A102239

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert Lundquist and Ann Lundquist, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gertrud D. Hipp and Marianne E. Fortmann, each a single individual, as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 11 and 12, and ptn. Lot 13, Block 228, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON" (aka Lot 4, WINDWARD VILLAGE)

Tax Parcel Number(s): P117452, 3772-228-013-0000

Lots 11, 12 and the West 12.30 feet of Lot 13, Block 228, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

TOGETHER WITH that portion of abutting 22nd Street vacated by Ordinance No. 2540.

(Also known as Lot 4, "WINDWARD VILLAGE", as recorded under Skagit County Auditor's File No. 200010200150).

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved:

Gertrud D. Hipp
Gertrud D. Hipp

Marianne E. Fortmann
Marianne E. Fortmann

Dated 9/08/2011

Robert Lundquist
Robert Lundquist

Ann Lundquist
Ann Lundquist

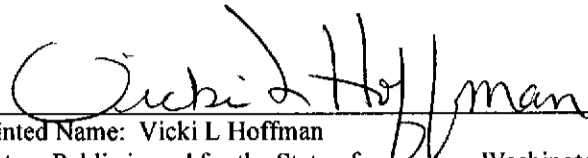
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011 2815
SEP 21 2011

Amount Paid \$ 8548.11
Skagit Co. Treasurer
By MJM Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Lundquist and Ann Lundquist the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-13-11


Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013



QUALIFIED DOCUMENT



EXHIBIT A

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

Dated: January 1, 2001
Recorded: March 19, 2001
Auditor's No: 200103190182
Executed by: Island Development, LLC

Said instrument was modified by instrument recorded June 22, 2001 under Auditor's File No. 200106220109.

B. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 200010200150
Volume/Page: Volume 24, Page 42
Survey Affects: Portion Blocks 213, 227 and 228

(Said survey also known as "Windward")

Said matters include but are not limited to the following:

An easement is hereby reserved for and conveyed to the City of Anacortes; Puget Sound Energy; GTE Telephone Company; Cascade Natural Gas Company and AT&T Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purposes of serving this subdivision and other property with electric, gas, telephone and other utility services, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

C. RESERVATION CONTAINED IN INSTRUMENT:

Executed By: City of Anacortes
Recorded: October 26, 2000
Auditor's No: 200010260046
As Follows:

"The City hereby reserved easements for the construction, repair and maintenance of utilities, including power, communications, cable, gas, water, sewer, and storm sewer, over, along and through said area being vacated.:

Affects: That portion lying within vacated 22nd Street



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

Recorded: January 24, 2002
Auditor's No: 200201240260
(Affects Lots 9-17)

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

Dated: June 13, 1995
Recorded: June 15, 1995
Auditor's No: 9506150090
Executed by: Richard Ekern and Patria R. Davis

(Affects Lots 1 - 4 "Windward" only)

F. Terms and conditions, if any, of that height restriction recorded November 26, 1997 under Skagit County Auditor's File No. 9711260035.

G. Any tax, fee, assessments or charges as may be levied by Windward Owners' Association.



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