



**FIRST AMERICAN TITLE
OF SKAGIT COUNTY**

P.O. Box 1667
1301-B Riverside Dr.
Mt. Vernon, WA 98273

ORIGINAL

McINTURFF
This space provided for COUNTY AUDITOR

8 93 DEC 14 P 3 50

RECORDED FILED
REQUEST OF

93 DEC 22 P 3 31

RECORDED FILED
REQUEST OF

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR

9312140123

Filed for Record at Request of
9312220140

Name BECKY LYNN BLANN

Address 201 S. 20th #2

City and State Mt. Vernon, WA 98273

Order # 141495

Land Title Company SA-13294

RE-RECORDED TO INCLUDE EXHIBIT "B"

STATUTORY WARRANTY DEED

THE GRANTOR HAROLD JOHNSON and DORIS JOHNSON, husband and wife as to a portion;; and JOHN L. MILLER, JR., and MARGARET K. MILLER, husband and wife as to the remainder

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to **BECKY LYNN BLANN**, an unmarried woman

the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Grantee agrees lot restriction allows for no mobile homes on said property.

Grantor herein agrees to remove said property from the C.C. & R's recorded April 22, 1991 under AF#910422048 and amendment recorded September 12, 1991 and August 27, 1992 under AF#'s 9109120049 and 9208270046.

Grantor as declarant of the Covenants, Conditions and Restrictions of Fidalgo Bay hereby grants to Grantee the right to enjoin the subject property under the C.C. & R's of Fidalgo Bay addition to Anacortes within 7 years from date of closing.

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof.

Dated DECEMBER 7, 1993

Harold Johnson
Harold Johnson

Doris Johnson
Doris Johnson

9312220140

5798
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 14 1993

Continued on 9312140123

841.50
Amount Paid \$
Skagit County Treasurer
By: Ka Deputy

~~84127250160~~

3954
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 22 1993

Amount Paid \$
Skagit County Treasurer
By: Ka Deputy

BK 1276FGU170

EXHIBIT "A"

PARCEL A:

A chat port. of Blocks 13, 14, Wall Street and Tennessee Avenue within FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 18, Block 13 of said plat; thence West along the North line, and Westerly extension thereof for 105 feet to the centerline of Wall Street; thence South along said centerline for 360 feet to an intersection with the Westerly extension of the South line of Block 14 of said plat; thence East along said line for 280 feet to the Southeast corner of Lot 11, Block 14 of said plat; thence North along the East line of Lot 11 for 130 feet to the centerline of Tennessee Avenue; thence West along the centerline of Tennessee Avenue for 75 feet to an intersection with the Southerly extension of the East line of Lot 27, Block 13 of said plat; thence North along said line for 130 feet to the Northeast corner of said Lot 27; thence West for 100 feet to the Southeast corner of Lot 18, Block 13 of said plat; thence North along the East line thereof for 100 feet to the point of beginning.

PARCEL B:

Non-exclusive easement for ingress, egress and utilities over, across, along and under all that portion of Blocks 3, 4, 14 and Tennessee Avenue, within FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington, described as follows:

A strip of land 40 feet in width, lying 20 feet on both sides of the following described centerline:

Commencing at the Southwest corner of Section 32, Township 35 North, Range 2 East of the Willamette Meridian; thence South $88^{\circ}03'11''$ East along the South line of said Section 32, 1155.48 feet to the Westerly right of way line of State Highway 20; thence North $11^{\circ}37'35''$ West 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue;

thence South $88^{\circ}04'49''$ East along said Southerly line 26.22 feet to the true point of beginning of said centerline; thence North $32^{\circ}52'12''$ West 124.22 feet; thence South $50^{\circ}42'01''$ West 99.77 feet; thence South $63^{\circ}47'42''$ West 158.03 feet; thence North $77^{\circ}14'12''$ West 192.49 feet to the Easterly right of way line of a City of Anacortes water line easement (Auditor's File No. 242886) and the terminus of said center line.

PARCEL C:

Non-exclusive easement for ingress, egress and utilities over, across, along and under the North 30 feet of Lots 8, 9 and 10, Block 14, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington; TOGETHER WITH the South Half of Tennessee Avenue lying between the Northerly projection of the East line of said Lot 8 and the West line of Lot 10;

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -

9312140123

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BK 1276 PG 0172

~~BK 1272 PG 0162~~

EXHIBIT "H"

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: April 20, 1951
Auditor's No.: 459753, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: June 22, 1989
Auditor's No.: 8906220073, records of Skagit County, WA
In favor of: Wayne C. Rice and Laurie A. Rice, husband and wife
For: Ingress, egress, road and utilities

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: November 3, 1977 and April 20, 1992
Auditor's No.: 867962 and 9204200037, records of Skagit County, WA
In favor of: City of Anacortes
For: Water lines together with ingress and egress

Public and private easements, if any, over Wall and Tennessee Avenue lying between the South line of Block 14 and the North line of Block 13 extended Westerly and West of the Easterly line of Wall.

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 5, 1989
Auditor's No.: 8910050007, records of Skagit County, WA
In favor of: Lots 1-12, Block 15; Lots 1-6, 9-12, 29-40, Block 16; Lots 1-5, 12, 30-33, 38-40, Block 17; Lots 4-12, 29-38, Block 18; Lots 1-7, 29-34, 36-40, Block 19; Lots 1-12, Block 20; all in FIDALGO BAY ADDITION TO ANACORTES as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County
For: Ingress, egress and utilities
Affects: Parcel B

Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 17, 1989
Auditor's No.: 8908170012, records of Skagit County, WA
In favor of: All of Blocks 9, 10, 11, 12, Lots 18-27 Block 13, Lots 16-20 Block 14, in FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County
For: Ingress, egress and utilities
Affects: Parcel B

Correction of said easement recorded under Auditor's File No. 9208270039.

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Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 17, 1989
Auditor's No.: 8908170012, records of Skagit County, WA
In favor of: All that portion of Blocks 3 and 4, lying Westerly of P.S.N. No. 1-AN as conveyed to the State of Washington by deeds recorded under Auditor's File Nos. 543518 and 554929, and Lots 1 through 5, Block 14, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County
For: Ingress, egress and utilities
Affects: Parcel B

Correction of said easement recorded under Auditor's File No. 9208270039.

Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: April 22, 1991
Auditor's No.: 9104220048, records of Skagit County, WA
Executed by: John L. Miller, Jr. and Margaret K. Miller, husband and wife

AMENDED by instrument
Recorded: September 12, 1991 and August 27, 1992
Auditor's No.: 9109120049 and 9208270046, records of Skagit County, WA

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: April 22, 1991
Auditor's No.: 9104220048, records of Skagit County, WA
Imposed by: Fidalgo Bay Community Association

9312140122

- END OF SCHEDULE D-001 -

~~BK 1272 F60 159~~

9312220140

BK 1276 F60 173

