

When Recorded Return to:  
JOEL T. SQUIER  
LYNN A. SQUIER  
15178 Gibraltar Road  
Anacortes WA 98221

  
200004270088  
Kathy Hill, Skagit County Auditor  
4/27/2000 Page 1 of 3 3:42:47PM

Island Title Company  
Order No: AE7034 JAC  
A19607✓

**STATUTORY WARRANTY DEED**

THE GRANTOR JAMES G. THOMPSON, as his separate estate

for and in consideration of Seventy-Nine Thousand Nine Hundred and 00/100...(\$79,900.00)  
DOLLARS

in hand paid, conveys and warrants to

JOEL T. SQUIER and LYNN A. SQUIER, husband and wife

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

The East 45 feet of Lots 14 and 15 and the East 45 feet of the South 17.5 feet of Lot 16; and  
the West 55 feet of Lots 12 and 13; and the West 55 feet of the South 17.5 feet of Lot 11;  
Block 179, MAP OF FIDALGO CITY, according to the plat thereof, recorded in Volume 2 of  
Plats, page 113, records of Skagit County, Washington;

EXCEPT that portion, if any, lying within the West 60 feet of Lots 14 and 15 and the West  
60 feet of the South 17.5 feet of Lot 16;

TOGETHER WITH the vacated North 25 feet of 2<sup>nd</sup> Street and that portion of the alley in said  
Block 179 adjoining said premises which attached thereto by operation of law;

ALSO the East 50 feet of Lots 12 and 13 and the East 50 feet of the South 17.5 feet of Lot 11,  
Block 179, MAP OF FIDALGO CITY, as per plat recorded in Volume 2 Plats, page 113,  
records of Skagit County;

TOGETHER WITH the North 25 feet of vacated 2<sup>nd</sup> Street and the West 50 feet of vacated  
Potter Avenue adjoining said premises which attached thereto by operation of law.

Situated in Skagit County, Washington.

Tax Account No. : 4101-179-016-0004 R73257

Subject to: Restrictions, reservations and easements of record.

Additionally Subject to Height Restrictions attached hereto as Exhibit A.


Dated: April 25, 2000

  
JAMES G. THOMPSON

Date

#35003  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID


APR 27 2000

Amount Paid \$1222.47  
Skagit County Treasurer  
By:  Deputy

**EXHIBIT "A"**  
**HEIGHT RESTRICTIONS**

No buildings, structures or trees to exceed seventeen (17) feet above the natural level of the ground on which it stands, excluding chimneys.

Chimneys will be no higher than that required by the County's Building Code, the long dimension of same will be ninety (90) degrees to Gibraltar Road.



STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES G. THOMPSON the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 4-26-00

Jean A. Crandall  
Notary Public in and for the State of Washington  
Residing at mt Vernon  
My appointment expires: 7-15-01

