

AFTER RECORDING MAIL TO:
Dallas D. Hanes
6535 S. Admiralty Way
Freeland, WA 98249



200205020107
Skagit County Auditor

5/2/2002 Page 1 of 3 3:31PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-100656-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Walter Corbin, Gayle Corbin
Grantee(s): Dallas D. Hanes, Traci D. Hanes
Abbreviated Legal: Lot 54, ANACORTES INDUSTRIAL PARK ADDITION, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4198-000-054-0405/P78020

THE GRANTOR WALTER CORBIN and GAYLE CORBIN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DALLAS D. HANES and TRACI D. HANES, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 2nd day of April, 2002

By [Signature]
Walter Corbin

By [Signature]
Gayle Corbin

STATE OF WASHINGTON
County of Skagit } SS:

#1916
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 02 2002

Amount Paid \$ 6,853.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Walter Corbin and Gayle Corbin is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 5th, 2002

[Signature]
Carrie Huffer

Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

The South 83 feet as measured along the West line of the following described property:

Beginning at the Southwest corner of Lot 54, "ANACORTES INDUSTRIAL PARK ADDITION", as per plat recorded in Volume 10 of Plats, page 19 to 21, inclusive, records of Skagit County, Washington;
thence Northerly along the West line of said Lot 54, a distance of 535.20 feet to the true point of beginning;
thence North along the West line of Lot 54, for 166 feet to the Northwest corner of Lot 54;
thence Easterly along the North line of Lot 54 for 224.63 feet to the West line of Lot 53;
thence South along the Westerly line of Lot 53 for 166 feet;
thence Westerly to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

J.R.
J.R.



EXCEPTIONS:

A. The right contained in the Dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.

B. Restrictions as shown on the Plat of Anacortes Industrial Park Addition, as follows:

"1. All owners and redevelopers shall comply with the Urban Renewal Plan as adopted or hereafter amended by the Anacortes City Council;

2. All redevelopers and any successor shall agree in interest not to discriminate upon the basis of race, creed, color, or national origin in the sale, lease, or rental or in the use or occupancy of the property herein dedicated or any part thereof or of any improvements erected or to be erected thereon or any part thereof.

3. Tracts designated A, B, C, D, E, F, G, H and I are hereby reserved for and granted to the City of Anacortes and its successors and assigns for the purpose of providing landscaped buffer areas in accordance with and for the duration of the Urban Renewal Plan."

C. TERMS, CONDITIONS AND PROVISIONS OF AN URBAN RENEWAL PLAN FOR ANACORTES INDUSTRIAL PARK:

Recorded: March 6, 1968
Auditor's No.: 711008

Regarding the Urban Renewal Plan, a Certificate of Completion recorded March 8, 1978, under Auditor's File No. 875021 states the following:

"...the subject property has been developed in accordance with the Urban Renewal Plan and all existing City codes and ordinances and regulations..."

D. Terms, conditions, provisions and restrictions as set forth in instrument recorded August 29, 1972, under Auditor's File No. 773245, through which title is claimed.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The South 10 feet
Dated: July 25, 1988
Recorded: August 3, 1988
Auditor's No.: 8808030051

JRC



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