

AFTER RECORDING MAIL TO:  
Richard T. Nicolls  
7802 West Shore Drive  
Anacortes, WA 98221

200209170073  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: PA-102439-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): William G. Kirkpatrick, Peggy A. Kirkpatrick  
Grantee(s): Richard T. Nicolls, Gail M. Nicolls  
Abbreviated Legal: Blks. 1-4, City of North Anacortes  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): P60778/3843-004-000-0007

THE GRANTOR WILLIAM G. KIRKPATRICK and PEGGY A. KIRKPATRICK, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to GAIL M. NICOLLS and RICHARD T. NICOLLS, wife and husband  
the following described real estate, situated in the County of SKAGIT, State of Washington:  
See Attached Exhibit A

See Attached Exhibit B

Dated this 14<sup>th</sup> day of SEPTEMBER

By [Signature]  
William G. Kirkpatrick

By [Signature]  
Peggy A. Kirkpatrick

# 4303  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 17 2002

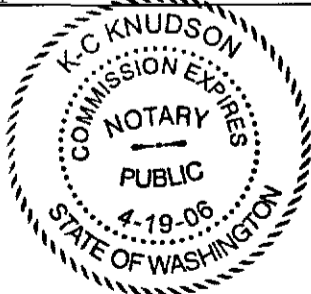
By [Signature] Amount Paid \$ 2046.00  
Skagit Co. Treasurer

By [Signature] Deputy

STATE OF WASHINGTON }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that William G. Kirkpatrick and Peggy A. Kirkpatrick  
are the person s 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.

Dated: September 14, 2002



KC Knudson

Notary Public in and for the State of WASHINGTON  
Residing at Seabrook  
My appointment expires: 4-19-06

## Exhibit A

### PARCEL "A":

Lots 1 - 30, inclusive, Block 1, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 23 1/2, records of Skagit County, Washington.

TOGETHER WITH all of Vashon Avenue and the East 1/2 of San Juan Avenue lying between the North line of Oak Street and the center line of Ash Street;

ALSO, TOGETHER WITH all of Oak Street adjacent to Lots 1 - 15, inclusive;

ALSO, TOGETHER WITH the North 1/2 of Ash Street adjacent to Lots 16 - 30, inclusive;

ALSO, TOGETHER WITH all of the alley in said Block 1;

ALSO, TOGETHER WITH a non-exclusive easement (Glencoe Lane) for ingress, egress and utilities; as granted by instruments recorded August 21, 1991 and September 8, 1992, under Auditor's File Nos. 9108210055 and 9209080136, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

Lots 1 - 30, inclusive, Block 2, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 23 1/2, records of Skagit County, Washington.

TOGETHER WITH all of Oak Street adjacent to Lots 1 - 15, inclusive;

ALSO, TOGETHER WITH the West 1/2 of San Juan Avenue and the East 1/2 of Fidalgo Avenue lying between the North line of Oak Street and the center line of Ash Street;

ALSO, TOGETHER WITH the North 1/2 of Ash Street adjacent to Lots 16 - 30, inclusive;

ALSO, TOGETHER WITH all of the alley in said Block 2;

ALSO, TOGETHER WITH a non-exclusive easement (Glencoe Lane) for ingress, egress and utilities, as granted by instruments recorded August 21, 1991 and September 8, 1992, under Auditor's File Nos. 9108210055 and 9209080136, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

Lots 1 - 30, inclusive, Block 3, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 23 1/2, records of Skagit County, Washington.

TOGETHER WITH all of Orcas Avenue and the West 1/2 of Fidalgo Avenue lying between the North line of Oak Street and the center line of Ash Street;

ALSO, TOGETHER WITH all of Oak Street adjacent to Lots 1 - 15, inclusive;

ALSO, TOGETHER WITH the North 1/2 of Ash Street adjacent to Lots 16 - 30, inclusive;

ALSO, TOGETHER WITH all of the alley in said Block 3;

ALSO, TOGETHER WITH a non-exclusive easement (Glencoe Lane) for ingress, egress and utilities, as granted by instruments recorded August 21, 1991 and September 8, 1992, under Auditor's File Nos. 9108210055 and 9209080136, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "D":



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Lots 1 - 30, inclusive, Block 4, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 23 1/2, records of Skagit County, Washington.

TOGETHER WITH all of Orcas Avenue and the West 1/2 of Fidalgo Avenue lying between the center line of Elm Street and the center line of Ash Street;

ALSO, TOGETHER WITH the North 1/2 of Elm Street adjacent to Lots 16 - 30, inclusive;

ALSO, TOGETHER WITH all of the alley in said Block 4;

ALSO, TOGETHER WITH a non-exclusive easement (Glencoe Lane) for ingress, egress and utilities, as granted by instruments recorded August 21, 1991 and September 8, 1992, under Auditor's File Nos. 9108210055 and 9209080136, records of Skagit County, Washington.

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Exhibit B

A. CONDITIONS CONTAINED IN INSTRUMENT:

Recorded: August 21, 1991  
Auditor's No.: 9108210055  
As Follows:

"It is understood and agreed that so long as any of the undersigned shall desire that a gate be maintained where the easement enters South Shore Road such gate shall be installed. Said gate shall be locked by the users after ingressing or egressing, provided that one key or other entry means, will be provided to each property owner. All signors hereof covenant and agree to cooperate in keeping said gate locked, as is reasonably practical."

B. SKAGIT COUNTY CONDITION AGREEMENT, ALTERNATIVE SEWAGE SYSTEM INSTALLATION.

Recorded: October 5, 1992  
Auditor's No.: 9210050007

C. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 28, 2001  
Auditor's File No.: 200103280070  
(Affects Parcel "A")

D. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 28, 2001  
Auditor's File No.: 200103280071  
(Affects Parcel "B")

E. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 28, 2001  
Auditor's File No.: 200103280072  
(Affects Parcel "C")

F. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 28, 2001  
Auditor's File No.: 200103280073  
(Affects Parcel "D")