



200301240152
Skagit County Auditor

1/24/2003 Page 1 of 4 1:43PM

AFTER RECORDING MAIL TO:

Name Professional Escrow Services
Address 11711 SE 8th Street, Suite 300
City, State, Zip Bellevue, WA 98005

FIRST AMERICAN TITLE CO.

Escrow No. 0111012

67084

Statutory Warranty Deed

THE GRANTOR Claude Flagg and Marilyn Flagg, husband and wife for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to

Prudential Residential Services, Limited Partnership

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

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "B" attached hereto and by this reference is made a part hereof.

358
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 24 2003

Amount Paid \$ 7,420.50
Skagit Co. Treasurer
By [Signature] Deputy

PORTION LOTS 18 AND 19 "THE POINTE DIV. #2"

Assessor's Property Tax Parcel Account Number(s): 4497-000-018-0002-P83449

Dated this 3rd day of Jan, 2003.

[Signature: Claude Flagg]

Claude Flagg

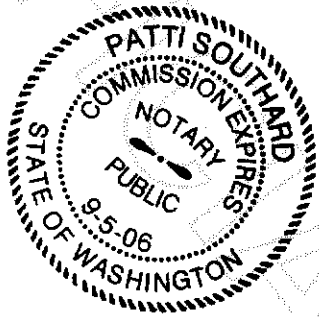
[Signature: Marilyn Flagg]

Marilyn Flagg

STATE OF WA }
COUNTY OF Snohomish } ss.

On this day personally appeared before me Claude Flagg, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of Jan, 2003.



Patti Southard
Notary Public in and for the State of WA
My commission expires: 9-5-06
Residing at Shoreline

STATE OF WA }
COUNTY OF Snohomish } ss.

On this day personally appeared before me Marilyn Flagg, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of Jan, 2003.



Patti Southard
Notary Public in and for the State of WA
My commission expires: 9-5-06
Residing at Shoreline



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EXHIBIT "A"

Lot 18, "PLAT OF THE POINTE DIVISION NO. 2", according to the plat thereof recorded in Volume 14 of Plats, pages 50 and 51, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 19 described as follows:

Beginning at the Northwest corner of said Lot 19; thence South 34 degrees 42'05" East along the North line of said Lot 19 a distance of 139.47 feet to the Northeast corner of said Lot 19; thence North 42 degrees 47'54" West a distance of 134.32 feet to the West line of said Lot 19; thence North 36 degrees 22'29" East a distance of 20.00 feet to the point of beginning;

EXCEPT that portion of Lot 18 and Lot 19 as shown on "PLAT OF THE POINTE DIVISION NO. 2", recorded in Volume 14 of Plats, at pages 50 and 51, records of Skagit County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Lot 18 of the "PLAT OF THE POINTE DIVISION NO. 2", being common with the Northwest corner of Lot 19 of said plat; thence South 36 degrees 22'29" West along the Northwesterly line of said Lot 19 a distance of 20.00 feet to the true point of beginning; thence South 42 degrees 47'54" East a distance of 134.32 feet to the Northeast corner of said Lot 19; thence South 35 degrees 02'49" West along the East line of said Lot 19 a distance of 76.00 feet to the Southeast corner of said Lot 19; thence Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 34 degrees 14'37" West a distance of 525 feet through a central angle of 1 degree 31'42" along the Southerly line of said Lot 18 for an arc distance of 14.00 feet; thence North 29 degrees 02'06" East a distance of 80.44 feet; thence North 44 degrees 53'56" West a distance of 32.16 feet to an intersection with the North line of said Lot 19; thence continuing North 44 degrees 53'56" West a distance of 106.86 feet to the true point of beginning.



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EXHIBIT "B"

PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: December 19, 1989
Recorded: December 19, 1989
Auditor's No.: 8912190053
Executed By: San Juan Fidalgo Holding Co. Inc., et al

Said Covenants replace those certain covenants recorded February 24, 1989 under Auditor's File No. 8902240067.

TERMS AND PROVISIONS OF THAT CERTAIN CONTRACT:

By: O.B. McCorkle and Esther M. McCorkle, husband and wife
Between: Del Mar Community Services, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694
Providing For: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

Said provisions were modified by document recorded under Auditor's File No. 9004130116. Said modification stated among other things that the Pointe 1 and 2 would obtain their water from the City of Anacortes and not from Del Mar Community Service, Inc..

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: The Pointe Division No. 2
Recorded: June 27, 1988
Auditor's No.: 8806270037
(Copy attached)

RESERVATIONS CONTAINED IN DEED

Executed by: Hugh F. McKenzie and Betty R. McKenzie, husband and wife
Recorded: March 11, 1993
Auditor's No.: 9303110088
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot."



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