

When Recorded Return to:  
LEVERETT PETERSON  
11022 Whistle Lake Road  
Anacortes WA 98221



200301310253

Skagit County Auditor

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Island Title Company  
Order No: AE8815 MM

**STATUTORY WARRANTY DEED**

C25374 ✓

THE GRANTOR CASTELLETTO HOMES, INC., a Washington corporation

for and in consideration of **One Hundred Eighty-Nine Thousand Eight Hundred Ninety-Six and 00/100...(\$189,896.00) DOLLARS**

in hand paid, conveys and warrants to **LEVERETT PETERSON, a single person and DEBBIE A. GUTIERREZ, a single person**

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

SEE EXHIBIT "A" WHICH IS HERETO ATTACHED. PTN BLK 13 + 14 FIDALGO BAY  
ADDITION TO ANACORTES  
Situated in Skagit County, Washington.

# 496  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Tax Account No. : <sup>- 014 -</sup> 3841-013-020-0004 P60699

JAN 31 2003

Subject to: Restrictions, reservations and easements of record

Amount Paid \$ 2905.11  
Skagit Co. Treasurer  
By Deputy

Dated: January 24, 2003

CASTELLETTO HOMES, INC.

By Merle Jeff Schafer  
President

Date

By Richard Bihon  
Vice President

Date

Island Title Company

EXHIBIT 'A'

**Description:**

**Order No:** AE8815 MM

Lots 11 through 20, inclusive, 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 vacated portions of Wall Street and Tennessee Street adjacent thereto which would attach by operation of law all being a portion of the below described Parcel A as follows:

**PARCEL A:**

All that portion 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:**

A 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°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°37'35" West 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue;  
thence South 88°04'49" East along said Southerly line 26.22 feet to the true point of beginning of said centerline;  
thence North 32°52'12" West 124.22 feet;  
thence South 50°42'01" West 99.77 feet;  
thence South 63°47'42" West 158.03 feet;  
thence North 77°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:**

A 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.

ALL situated in Skagit County, Washington.



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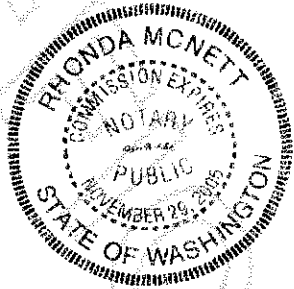
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STATE OF Washington }  
COUNTY OF Skagit } ss.

On this 28 day of January, 2003 before me personally appeared Made Jeff Schafu  
& Richard B. Hwa, to me known to be the Pres. & V.P. of the corporation that  
executed the within and foregoing instrument, and acknowledged the said instrument to be the free and  
voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that  
the y/w authorized to execute said instrument.

Given under my hand and official seal this 28<sup>th</sup> day of January, 2003



Rhonda McNett

Notary Public in and for the State of Washington.

Name printed Rhonda McNett

Residing at Anacortes, WA

My commission expires 11/29/05

Acknowledgement - Corporate



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Skagit County Auditor