

AFTER RECORDING MAIL TO:

JEFFREY D. LOFGREN, KATHRYN A. LOFGREN  
1310 28TH  
ANACORTES, WA 98221  
A72147

Filed for Record at Request of First American Title of Skagit County



200309040143  
Skagit County Auditor

9/4/2003 Page 1 of 4 4:01PM

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

A72147E-1

**THE GRANTOR ISLAND DEVELOPMENT LLC**, a Washington Limited Liability Company for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **JEFFREY D. LOFGREN** and **KATHRYN A. LOFGREN**, Husband and Wife the following described real estate, situated in the County of **SKAGIT**, State of Washington:

**ABBREVIATED LEGAL:**

Lots 1,2,3 and the East 10 feet of Lot 4, inclusive, Block 230, "ORIGINAL MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

(Also known as Lot 7, Windward Place) Complete legal attached hereto as page 2.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey."

# 4549  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Also, subject to the exceptions attached on page 3.

Sketch also attached as page 4.

SEP 04 2003

Amount Paid \$1708.80  
Skagit Co. Treasurer  
By Deputy

Assessor's Property Tax Parcel Account Number(s): 3772-230-005-0008 P56322

Dated this 4TH day of June, 2003.

BY: VINCENT F. VENTIMIGLIA

ISLAND DEVELOPMENT LLC

BY: JOHN R. COX, MEMBER

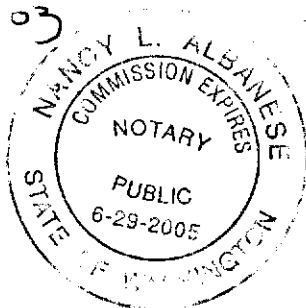
BY: CHARLES H. BAREFIELD, MEMBER

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss

I certify that I know or have satisfactory evidence that **JOHN R. COX**, **CHARLES H. BAREFIELD**, **AND VINCENT F. VENTIMIGLIA** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the members of **ISLAND DEVELOPMENT LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/13/03



Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 6-29-05

Lots 1, 2, 3 and the East 10 feet of Lot 4, Block 230 "Map of the City of Anacortes, Washington" as per plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington TOGETHER WITH that portion of "C" Ave adjoining Lot 1 approved for vacation by the preliminary plat approval of the proposed "Plat of Windward Village", EXCEPT a Northeasterly portion of said Lot 1 to be dedicated as a portion of "C" Ave on the face of said proposed "Plat of Windward Village".

(Said premises to be platted as Lot 22 "Plat of Windward Village" and marketed as Lot 7 "Plat of Windward Place". See also attached sketch provided by Island Development, LLC and NOT by First American Title Insurance Company.)



E. GRANT OF RIGHT OF WAY Including the Terms and Provisions Thereof:

In Favor Of: The City of Anacortes

Recorded: August 21, 2003

Auditor's File No.: 200308210137

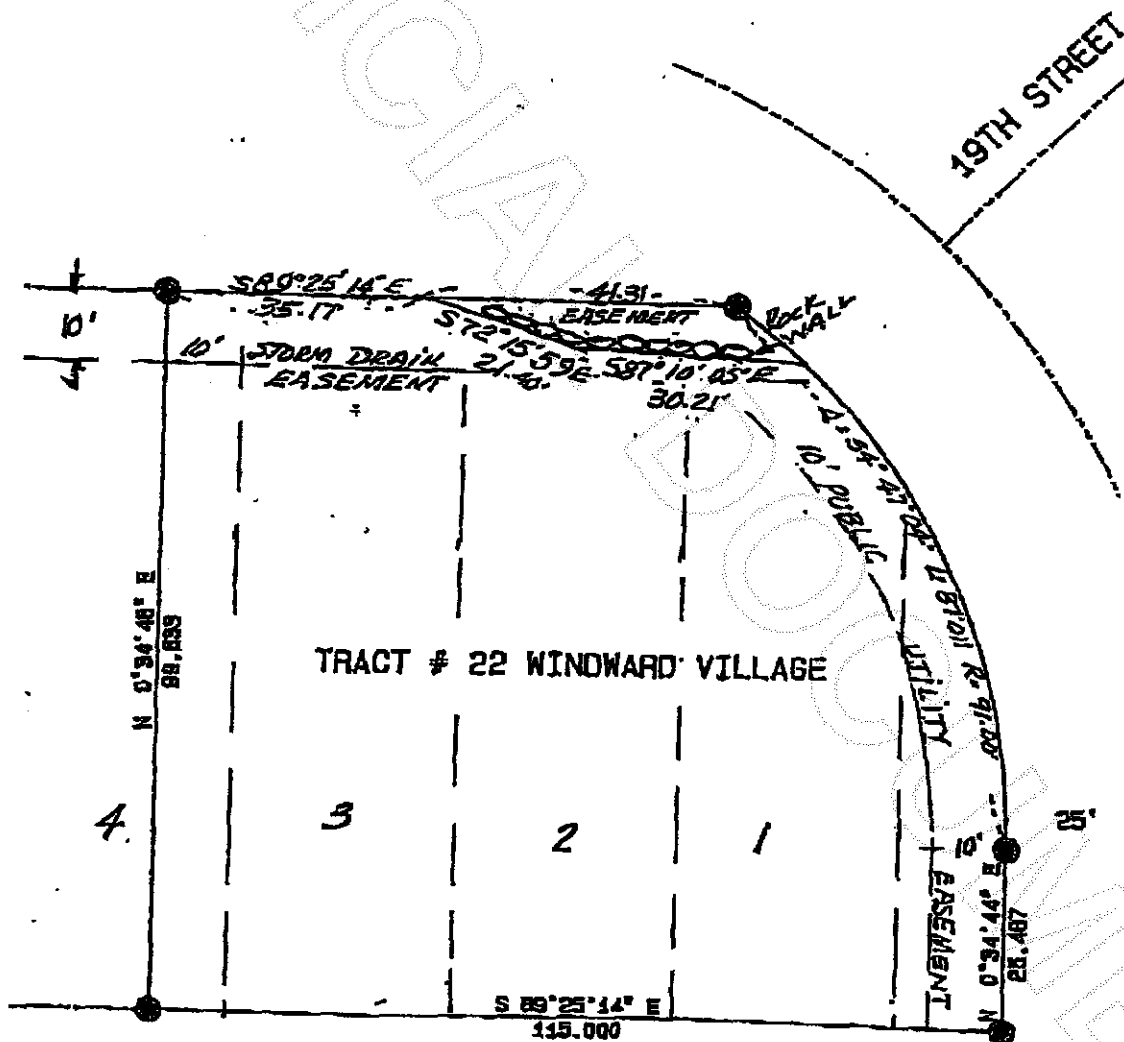
Reference is hereby made to the record for the full particulars.

- F. A 10-foot wide public utility easement adjoining the Westerly line of "C" Ave as shown on the proposed "Plat of Windward Village". (See also attached sketch provide by Island Development, LLC)
- G. A Storm Drain Easement over the North 10 feet of the subject property as shown on the proposed "Plat of Windward Village". (See also attached sketch provided by Island Development, LLC)



Sketch provided by Island Development, LLC.

North



*[Handwritten signature]*

