

AFTER RECORDING MAIL TO:
Brady A. Guinn
2419 33rd Street
Anacortes, WA 98221



200310130197
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108601-pael

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Brendan I. McNamee and Crystal L. McNamee
Grantee(s): Brady A. Guinn and Kristine M Guinn
Abbreviated Legal: Lots 1, 2, Ptn 3, Block 17, Kellogg & Ford's Add
Assessor's Tax Parcel Number(s): P57787/3800-017-003-0007

THE GRANTOR BRENDAN I. McNAMEE AND CRYSTAL L. McNAMEE, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KRISTINE M. GUINN AND BRADY A. GUINN, WIFE AND HUSBAND the following described real estate, situated in the County of Skagit, State of Washington.

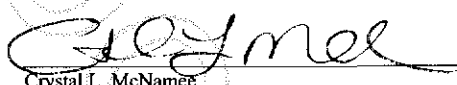
The West 1/2 of Lot 3 and all of Lots 1 and 2, Block 17, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated October 9, 2003


Brendan I. McNamee

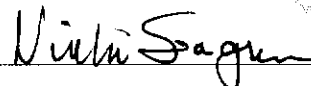

Crystal L. McNamee

STATE OF Colorado
COUNTY OF Pitkin } SS:


I certify that I know or have satisfactory evidence that **Brendan I. McNamee and Crystal L. McNamee** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

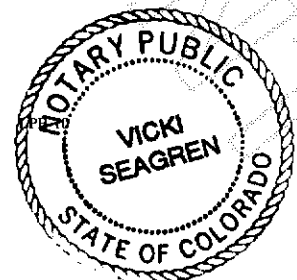
Dated: Oct. 10, 2003

5309
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Notary Public in and for the State of Colorado
Residing at 323 Elk Range Dr., Carbondale, CO
My appointment expires: 2-9-05

OCT 10 2003

Amount Paid \$ 2990.40
Skagit Co. Treasurer
By  Deputy



EXCEPTIONS:

A. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

Between: Meadow Vista, a partnership
And: City of Anacortes, a municipal corporation
Dated: April 18, 1977
Recorded: August 5, 1977
Auditor's No.: 862088
Providing For: Property use and development

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Recorded: April 6, 1978
Auditor's No.: 876937
Executed By: Meadow Vista, a partnership

C. Easement provision as delineated on and as set forth on the face of the Survey, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and the Nationwide T.V. & Cable Company, and the General Telephone Company, and their respective successors and assigns under and upon the area as shown below on this drawing, in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the property owners and other areas with electric, T.V. cables, telephone services, together with the right to enter upon the within lots at all times for the purposes stated."



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