

AFTER RECORDING MAIL TO:
Florian F. Schmidt
420 38th Street
Anacortes, WA 98221



200405190006
Skagit County Auditor

5/19/2004 Page 1 of 2 8:57AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111624-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sonia Collins Trust
Grantee(s): Florian F. Schmidt and Noreen E. Schmidt
Abbreviated Legal: Lots 11-13, Blk 32, Beale's Maple Grove to Ana.
Assessor's Tax Parcel Number(s): P56762/3775-032-013-0005

THE GRANTOR SONIA COLLINS, AS TRUSTEE OF THE 'SONIA COLLINS TRUST' DATED DECEMBER 5, 1996 AND AMENDED ON MAY 1, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FLORIAN F. SCHMIDT AND NOREEN E. SCHMIDT, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lots 11 Through 13, inclusive, Block 32, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH that portion of "U" Avenue that attached by law under Ordinance No. 2117 and recorded under Auditor's File No. 8910090053, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement over the existing driveway running along the Northern boundary of Block 32 and over that vacated alley of Block 32 to "U" Avenue.

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

#2440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 12, 2004

Sonia Collins Trust

Sonia Collins
By: Sonia Collins, Trustee

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

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Sonia Collins
signed this instrument, on oath stated
that
authorized to execute the instrument and acknowledged it as the Trustee
of The Sonia Collins Trust dated December 5, 1996 and Amended on May 1, 2000 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: May 14, 2004

Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 7/09/2004

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Thomas L. Collins and Sonia Collins, husband and wife
Purpose: Non-exclusive easement over the existing driveway running
along the Northern boundary of Block 32 and over that vacated
alley of Block 32 to "U" Avenue
Area Affected: Exact location not disclosed
Dated: May 12, 1989
Recorded: May 12, 1989
Auditor's No.: 8905120051

Said instrument includes the following condition:

"Purchaser herein agrees to share on a pro-rated basis, the cost of maintenance of the driveway running through said Block 32."

B. RESERVATIONS CONTAINED IN DEED:

Executed By: James F. Campbell and Letha M. Campbell, husband and wife
Recorded: May 12, 1989
Auditor's No.: 8905120051
As Follows: "Purchaser herein agrees to share on a pro-rated basis, the cost of maintenance of the driveway running through said Block 32."

C. Terms and conditions contained in City of Anacortes Ordinance No. 2117 as recorded October 9, 1989, under Auditor's File No. 8910090053.

D. Terms and conditions contained in City of Anacortes Ordinance No. 2440 as recorded April 23, 1998, under Auditor's File No. 9804230084.

E. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: March 16, 1990
Auditor's File No.: 9003160040



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