



200405270071

Skagit County Auditor

5/27/2004 Page

1 of

4 12:01PM

WHEN RECORDED RETURN TO
DIANE J STEWART
404 SPENCER LANE
LA CONNER, WASHINGTON 98257

CHICAGO TITLE CO.

1030733 ✓



CHICAGO TITLE INSURANCE COMPANY

5110335

STATUTORY WARRANTY DEED

Dated: MAY 20, 2004

THE GRANTOR

ELEANOR HARBORD, A SINGLE PERSON

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

DIANE J. STEWART, A MARRIED PERSON, AS HER SEPARATE ESTATE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

4664-000-404-0000

UNIT 404 OF FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR STATE STREET TOWNHOME CONDOMINIUM (ADDING PHASE II), ACCORDING TO THE DECLARATION THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 9509280039, AND AS DELINEATED ON THAT CERTAIN "SURVEY MAP OF PLANS", RECORDED IN VOLUME 16 OF PLATS, PAGES 76 THROUGH 79, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF ~~SNOHOMISH~~, STATE OF WASHINGTON.

SKAGIT

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

2004
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2004

Amount Paid \$ 2,990.40
Skagit Co. Treasurer
By Deputy

Eleanor Harbord

ELEANOR HARBORD

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110335

SUBJECT TO:

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: October 20, 1989
Auditor's No(s): 8910200087, records of Skagit County, Washington
In favor of: LaConner Apartment L.P., a Limited Partnership
For: Ingress, egress and utilities
Affects: the West 12 feet

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 13, 1989
Auditor's No.: 8911130045, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point of the East line of said property that is approximately 65 feet South of the Northeast corner thereof;
Thence West, 20 feet to its terminus.

Easement delineated on the face of said plat;

For: Ingress, egress and utilities
Affects: West 12 feet and South 12 feet of Tract "B" and portion of South 12 feet and portion of West 12 feet of Tract "C"

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 7, 1995
Auditor's No(s): 9508070081, records of Skagit County, Washington
For: For all utilities, including but not limited to power, natural gas, water sewer and cable
Affects: The West 20 feet of the East 70 feet of Tract "D" of LaConner Short Plat No. 92-07, as described above

Said instrument is a re-recording of instrument (s);

Recorded: November 3, 1994
Auditor's File No(s): 9411030043, records of Skagit County, Washington

Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium;

Recorded: January 24, 1995
Auditor's No.: 9501240050, records of Skagit County, Washington

And in Amendments thereto

Recorded: September 28, 1995
Auditor's No.: 9509280039, records of Skagit County, Washington

EXHIBIT A / RDA / 0999



200405270071
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110335

SUBJECT TO:

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 28, 1995
Auditor's No(s): 9509280041, records of Skagit County, Washington
In favor of: Town of LaConner
For: Public/pedestrian right-of-way placement, repair and maintenance of curbs, gutters and sidewalks thereof, and for utility purposes
Affects: the South 7 feet

Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

- A. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
- B. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to top of finished ceilings and top of constructed sub floors.
- C. Interior dimensions are shown in feet and tenths of feet and represent interior measurement to back of sheet rock.
- D. Unless otherwise indicated hereon, each deck, porch, private garden area, or garage is Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Article 6 of the Declaration. Each uncovered or covered parking space depicted hereon is a Limited Common Element (LCE) allocated to the Unit as described in Exhibit C to the Declaration.
- E. Storage areas and stairwells constitute portions of the units. Garage areas as shown are Limited Common Elements (LCE).

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 18, 1995
Auditor's No(s): 951280108, records of Skagit County, Washington
For: The Town shall have the right, without prior institution of any suit or proceeding at law, at times as may be necessary, to by the Grantor and his assigns and successors for the purpose of installing, construction, operating, maintaining, removing, connections and appurtenances thereto, together with the right of ingress to and egress from said property for the foregoing purpose.
Affects: The West 20 feet of the East 70 feet of Lot D and a portion of Lot C of City of LaConner Short Plat No. 91-07, recorded September 23, 1991 in Volume 10 of Short Plats, Page 9, under Auditor's File No. 919230121, records of Skagit County, Washington.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 24, 1995
Auditor's No(s): 9501240050, records of Skagit County, Washington
Imposed By: Unit Owners Association of State Street Townhouse Condominium



200405270071
Skagit County Auditor

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

ON THIS 31st DAY OF May, 2004 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Eleanor Herbold KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT She SIGNED AND SEALED THE SAME AS her FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Diana Falcon Lee

NOTARY SIGNATURE

PRINTED NAME:

Diana Falcon Lee

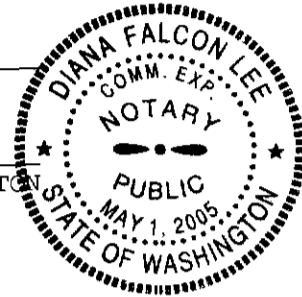
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

Mount Vernon

MY COMMISSION EXPIRES ON

5/1/04



200405270071

Skagit County Auditor

5/27/2004 Page

4 of

4 12:01PM