

AFTER RECORDING MAIL TO:  
H. Michael Shea  
14678 Hoxie Ln  
Anacortes, WA 98221



200406030117  
Skagit County Auditor

6/3/2004 Page 1 of 3 3:21PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 111975-pae

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Daniel B. Fosso and Tracey L Fosso  
Grantee(s): H. Michael Shea and Kasey L. Shea  
Abbreviated Legal: Lots 2-13, Blk 63, Fidalgo City  
Assessor's Tax Parcel Number(s): P102825/4101-063-013-0002

THE GRANTOR Daniel B. Fosso and Tracey L. Fosso, who acquired title as Tracy L. Fosso, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to H. Michael Shea and Kasey L. Shea, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 through 13, Block 63, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated alley, Potter Avenue, Howard Avenue and 7th Street as would attach by operation of law.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over the North 1/2 of 7th Street lying between the West line of Highland Avenue and the centerline of Howard Avenue.

Situate in the County of Skagit, State of Washington.

# 2780  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 18, 2004

Daniel B. Fosso  
Daniel B. Fosso

Tracey L Fosso  
Tracey L Fosso

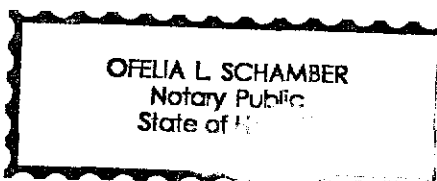
JUN 3 - 2004

Amount Paid \$ 5304.00  
By Tracey L Fosso Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Hawaii } SS:

I certify that I know or have satisfactory evidence that **Daniel B. Fosso and Tracey L Fosso** 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: June 1, 2004



Ofelia L. Schamber  
**OFELIA L. SCHAMBER**  
Notary Public in and for the State of Hawaii  
Residing at Kailua-Kona, HI  
My appointment expires: 11/19/2004

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: William R. Durham and Denise L. Durham  
Purpose: Ingress, egress and utilities  
Area Affected: (1) The North ½ of 7<sup>th</sup> Street lying between the centerline of Howard Avenue and the centerline of Potter Avenue. (2) The West ½ of Howard Avenue and the East ½ of Potter Avenue lying adjacent to Lots 2 through 13, Block 63, in "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.  
Dated: June 21, 1974, and February 14, 1975  
Recorded: July 2, 1974, March 12, 1975, and August 17, 1982  
Auditor's Nos.: 803129, 814531 and 8208170004

B. RESERVATIONS CONTAINED IN DEED:

Executed By: William R. Durham  
Recorded: May 4, 1993  
Auditor's No.: 9305040103  
As Follows: The seller herein reserves a non-exclusive easement for ingress, egress and utilities over the North ½ of 7<sup>th</sup> Street from the centerline of Howard Avenue to the centerline of Potter Avenue and over the East ½ of Potter Avenue from the centerline of 7<sup>th</sup> Street to the North line of Lot 13, Block 63, "PLAT OF FIDALGO CITY."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Area Affected: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point on the East line of the above described property that is approximately 27 feet North of the Southeast corner thereof; thence following these approximate bearings and distances: North 7° West, 205 feet; North 65° West, 65 feet to the terminus.  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon the under the Right-of-Way together with all necessary or convenient appurtenances therefor.  
Dated: Not disclosed  
Recorded: December 1, 1993  
Auditor's No.: 9312010083

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kenneth D. Harbour and Betty M. Harbour, husband and wife  
Purpose: An easement for ingress, egress and utilities  
Area Affected: Over the North ½ of 7<sup>th</sup> Street lying between the West line of Highland Ave. and the centerline of Potter Avenue. Situate in the County of Skagit, State of Washington.  
Dated: June 6, 1974  
Recorded: June 28, 1979  
Auditor's No.: 7906280008



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E. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: July 7, 1998  
Volume/Page: Volume 20 of Short Plats, at page 166  
Auditor's File No.: 9807070069

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File No. 9404110051  
Purpose: Ingress, egress and utilities  
Area Affected: Over the West ½ of Howard Avenue and the East ½ of Potter Avenue, lying adjacent to Lots 2 through 14, Block 63, in said plat.



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