

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert G. Crawford
14410 Woodland Avenue
Anacortes, WA. 98221



200406220145
Skagit County Auditor

6/22/2004 Page 1 of 5 3:27PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81205

FIRST AMERICAN TITLE CO.
B81205-E-1

Statutory Warranty Deed

Grantor(s): The Estate of Clarence Albert Miller, deceased and Anna Miller
Grantee(s): Robert G. Crawford and Lee Ann Crawford
Assessor's Tax Parcel Number(s): 4101-009-007-0004 P73022

THE GRANTOR The Estate of Clarence Albert Miller, deceased, and Anna Miller, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Robert G. Crawford and Lee Ann Crawford, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1 through 7, Block 9, "MAP OF FIDALGO CITY", according to the plat thereof recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington;

TOGETHER WITH the West 1/2 of Woodland Avenue vacated December 3, 1968 under Skagit County Commissioners File No. 12,323 as would attach by operation of law;

EXCEPT the East 1/2 of the West 1/2 of said vacated Woodland Avenue lying between Lots 5 through 7 of Block 9 and Lots 5 through 7 of Block 10, said "MAP OF FIDALGO CITY", as conveyed to Harold Trulson and Agnes Trulson, husband and wife, by Deed recorded May 3, 1983 under Auditor's File No. 8305030011;

ALSO TOGETHER WITH that portion of the East 1/2 of the alley in said Block 9, the North 1/2 of 10th Street and the West 1/2 of Woodland Avenue as set forth in agreed judgment quieting title under Skagit County Superior Court Cause No. 91-2-00549-7 and recorded November 1, 1999 under Auditor's File No. 9111010074, as would attach by operation of law.

SUBJECT TO: Paragraphs A to H of Schedule B-1 as Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 11, 2004

The Estate of Clarence Albert Miller, deceased

BY: Anna Jane Miller, personal representative

BY: Robin Weindorf, personal representative

Anna Miller, individually

3100
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 22 2004

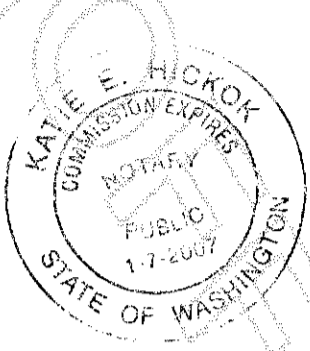
Amount Paid \$ 7547.20
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anna Miller, the persons 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.

Date: 6-14-04

Kate Hickok



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07



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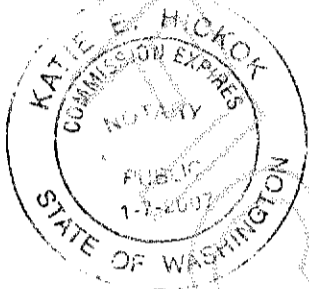
STATE OF WASHINGTON, }
County of Skagit } SS.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Anna Jane Miller
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the Personal Representative

of the Estate of Clarence Albert Miller
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Katie Hickock

Notary Public in and for the State of Washington,
residing at Mt Vernon

My appointment expires 1-7-07

This instrument is page _____ of _____ and is attached to _____ dated _____



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Skagit County Auditor

STATE OF WASHINGTON, }
County of Skagit } SS.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Robin Weindorf
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the personal Representative

of the Estate of Clarence Albert Miller
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Katie Efferd
Notary Public in and for the State of Washington,
residing at Mt Vernon

My appointment expires 1-7-07

This jurat is page _____ of _____ and is attached to _____ dated _____



Exhibit "A"

Exceptions:

- A. The right of the City of Anacortes to overflow the shorelands of Lake Campbell, as established by an order from the Commissioner of Public Lands, recorded May 21, 1925 as Auditor's File No. 184080.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- C. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- D. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.
- E. Encroachment by adjoining owners in their exercise of their right to use the waters of Lake Campbell.
- F. Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent upon the location of the line of ordinary high water of Lake Campbell.
- G. Any adverse claim based upon the assertion or determination that some portion of said land is tide or submerged land.
- H. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: July 20, 1995
Auditor's No: 9507200075



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