

**AFTER RECORDING MAIL TO:**

James Aggergaard  
1216 'G' Ave.  
Anacortes, WA 98221



200407080043

Skagit County Auditor

7/8/2004 Page

1 of

2 11:37AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01318-04

FIRST AMERICAN TITLE CO.

81735-1

**Statutory Warranty Deed**

Grantor(s): Donna S. Jung

Grantee(s): James L. Aggergaard and Kelli J. Aggergaard

Abbreviated Legal:

Lot 13, "Coopers Addition Division No. 1"

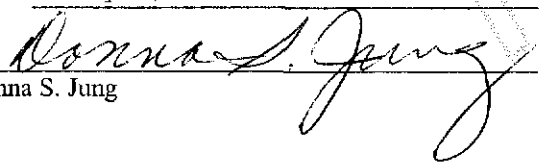
Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4589-000-013-0002

THE GRANTOR Donna S. Jung, who acquired title as Donna s. Zucchi, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James L. Aggergaard and Kelli J. Aggergaard, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 13, "Plat of Cooper's Addition Div. No. 1", according to the plat thereof recorded in volume 15 of Plats, Pages 197 and 198, records of Skagit County, Washington.

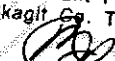
SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.  
Dated July 2, 2004

  
Donna S. Jung

# 3494  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 08 2004

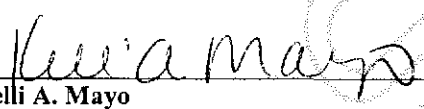
State of Washington }  
County of Skagit } SS:

Amount Paid \$ 4183.00  
By  Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Donna S. Jung

is/are 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: 7/7/04

  
Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005

EXHIBIT "A"

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Cooper's Addition Div. No. 1  
Recorded: September 13, 1994  
Auditor's No: 9409130072  
(Copy attached)

Said matters include but are not limited to the following:

1. Lots within this plat are located adjacent to public recreational property. Possible impacts to these lots may be noise, lighting and traffic. Property owners shall not interfere with normal activities by the Anacortes School District or the City of Anacortes Parks and Recreation Department.
2. No permanent or temporary structures may be placed within the 4-foot alleyway easement along the North line of Lots 1 through 6.
3. An easement is hereby reserved for and granted to Puget Sound Power and Light Company; G.T.E. Northwest, Inc.; and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduit, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electricity, telephone and television; TOGETHER WITH the right to enter upon the tracts at all times for the purposes stated.



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