

**AFTER RECORDING MAIL TO:**  
Karl K. Essig and Patricia Ann Essig  
2314 20<sup>th</sup> Street  
Anacortes, WA 98221



200408180043  
Skagit County Auditor

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**FIRST AMERICAN TITLE CO.**

**A81323-E**

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81323

**Statutory Warranty Deed**

**Grantor(s):** Island Design Works LLC  
**Grantee(s):** Karl K. Essig and Patricia Ann Essig  
Portion Lot 4, all of Lots 5 and 6, and Ptn. Lot 7, Block 230 "Map of the City of Anacortes"  
**Assessor's Tax Parcel Number(s):** 3772-230-006-0000 P120075

**THE GRANTOR** Island Design Works LLC for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Karl K. Essig and Patricia Ann Essig, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lots 4, 5, 6 and 7, Block 230, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 4-7, records of Skagit County, Washington;

EXCEPT the East 10 feet of said Lot 4, Block 230;

AND EXCEPT the West 1/2 of said Lot 7, Block 230.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Exhibit "A" attached hereto.

Dated August 17, 2004

Island Design Works LLC

By: Vincent Ventimiglia, Member

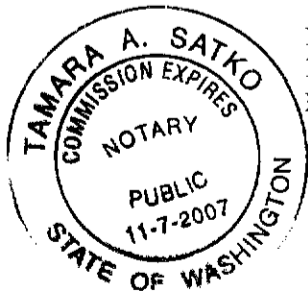
By: June Ventimiglia, Member

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Vincent Ventimiglia and June Ventimiglia the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are members of Island Design Works LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8/17/04

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 1/7/07  
# 4303



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 18 2004

Amount Paid \$ 9002.00  
By

**Exceptions:**

**A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Anacortes Department of Engineering and Development Services  
And: Various property owners along "D" Avenue, Anacortes, WA  
Dated: July 16, 1991  
Recorded: July 23, 1991  
Auditor's No: 9107230027  
Regarding: Sewer Extension/Latecomer Agreement

**B. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: July 19, 1992  
Auditor's No: 9206190067  
Area Affected: 10-foot strip parallel to private/public road right-of-ways

**C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: City of Anacortes  
And: Gerald E. Simon  
Dated: November --, 1993  
Recorded: November 29, 1993  
Auditor's No: 9311290105  
Regarding: Latecomers Agreement

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Dated: February 18, 2003  
Recorded: February 24, 2003  
Auditor's No: 200302240288  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."  
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)



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Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	August 19, 2003
Auditor's No:	200308190066
Purpose:	Underground storm sewer
Area Affected:	

A non exclusive 10 foot wide perpetual easement over, under, through, and across Grantor's property legally described as Lots 1 through 7, inclusive, Block 230, "Original Map of the City of Anacortes", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.



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