

AFTER RECORDING MAIL TO:
Ms. Sonya McNett
1617 28th Street
Anacortes, WA 98221

200410270058
Skagit County Auditor
10/27/2004 Page 1 of 2 9:52AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82220

Statutory Warranty Deed

Grantor(s): Timothy R. Sims and Louise A. Sims
Grantee(s): Sonya McNett
Assessor's Tax Parcel Number(s): P57881, 3803-003-010-0013

FIRST AMERICAN TITLE CO.

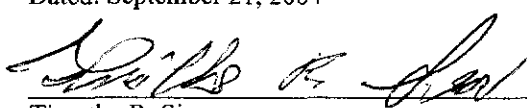
A82220E

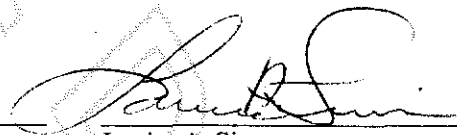
THE GRANTOR Timothy R. Sims and Louise A. Sims, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sonya McNett, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

The West ½ of Lot 8 and all of Lots 9 and 10, Block 3, "MCNAUGHT'S FIRST ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 82, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: September 21, 2004

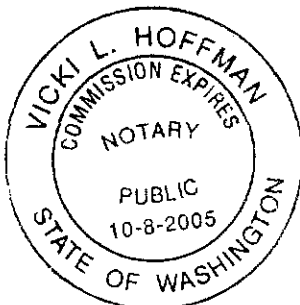

Timothy R. Sims

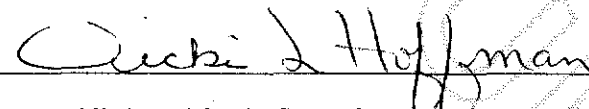

Louise A. Sims

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy R. Sims and Louise A. Sims, 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.

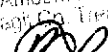
Date: 9-28-04




Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

5796
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 27 2004

Amount Paid \$ 51101.11
By  Skagit Co. Treasurer
Copy

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 30, 1999
Auditor's No.: 9906300178

Said matters include but are not limited to the following:

1. Encroachment of fenceline along the East line.

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Tim Sims and Louise Sims
Dated: July 19, 1999
Recorded: July 19, 1999
Auditor's No.: 9907190093
Regarding: Covenant not to oppose future Local Improvement District

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Tim and Louise Sims
Dated: November 10, 1999
Recorded: November 29, 1999
Auditor's No.: 199911290115
Regarding: Encroachment Agreement



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