



200411030111
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Mr. and Mrs. Robert Crawford, Mr. and Mrs. Antonio Howard Robinson
14428 Woodland Avenue
Anacortes, WA 98221

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82632

FIRST AMERICAN TITLE CO

Statutory Warranty Deed

A82632E

Grantor(s): Jeffrey A. Reed

Grantee(s): Robert Crawford, Lee Ann Crawford, Antonio Howard Robinson and Cheryl Linda-Hirst Robinson

Assessor's Tax Parcel Number(s): 4101-009-014-0005, P73023, 4101-009-014-0100, M109593

THE GRANTOR Jeffrey A. Reed, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Crawford and Lee Ann Crawford, husband and wife, as to an undivided 50% interest; and Antonio Howard Robinson and Cheryl Linda-Hirst Robinson, husband and wife, as to an undivided 50% interest the following described real estate, situated in the County of Skagit, State of Washington.

Lots 8 through 14, inclusive, Block 9, "MAP OF FIDALGO CITY", according to the Plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the East ½ of Oliver Avenue, the North ½ of 10th Street and the West ½ of the alley in said Block 9, 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.

TOGETHER WITH a non-exclusive easement for access purposes as described in easement recorded under Auditor's File No. 9505080070.

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

Dated: October 19, 2004

Jeffrey A. Reed
Jeffrey A. Reed

5960
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

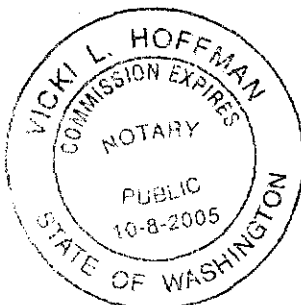
NOV 03 2004

Amount Paid \$ 5144.20
Skagit Co. Treasurer
By hp Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Jeffrey A. Reed, 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: 10/29/04



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05

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

Recorded: May 8, 1995
Auditor's No.: 9505080070
Purpose: Road access and septic reserve area
Area Affected: Subject property

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Jeffrey A. Reed and Susan G. Reed
Recorded: Skagit County
Auditor's No.: 9506130002
Regarding: Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Recorded: September 15, 1995
Auditor's No.: 9509150074

Said matters include but are not limited to the following:

1. Encroachment of stairs and landing of neighbors property
2. TOGETHER WITH and SUBJECT TO stairway easement rights as may be established.
3. Unable to determine whether or not "stairway easement rights" have been established.

D. 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.

E.. 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.)

F. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.



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G. Encroachment by adjoining owners in their exercise of their right to use the waters of Lake Campbell.

H. 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.

I. Any adverse claim based upon the assertion or determination that some portion of said land is tide or submerged land.

J. 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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