

AFTER RECORDING MAIL TO:

Patricia J. O'Dell
2309 Westwood Drive
Anacortes, WA 98221



200411240133
Skagit County Auditor

11/24/2004 Page 1 of 3 2:16PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83274

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A832746

Grantor(s): William E. Cox, Trustee and Aussy S. Cox, Trustee

Grantee(s): Patricia J. O'Dell

Lot 2, Survey #200406150150 (aka Lots 1 – 12 and Lots 29 – 40, Block 16, FIDALGO BAY ADDITION TO ANACORTES), TOGETHER WITH vacated streets

Assessor's Tax Parcel Number(s): P60702, 3841-016-006-00007

THE GRANTOR William E. Cox and Aussy S. Cox, Trustees of the 'Cox Family Trust' dated June 25, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia J. O'Dell, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.


Lot 2 of that Survey recorded June 15, 2004, under Skagit County Auditor's File No. 200406150150, more fully described as:

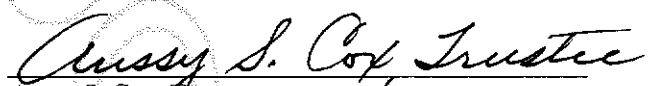
Lots 1 – 12 and Lots 29 - 40, Block 16, TOGETHER WITH adjoining vacated streets, all in "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH and SUBJECT TO a 20-foot asphalt road, the centerline of which is delineated on the face of said Survey recorded under Skagit County Auditor's File No. 200406150150.

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

Dated November 20, 2004


William E. Cox, Trustee

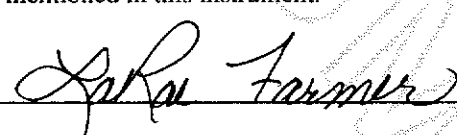

Aussy S. Cox, Trustee

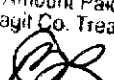
State of Arizona }
County of Yuma } SS:

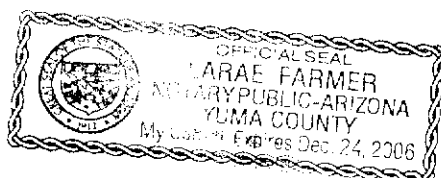
I certify that I know or have satisfactory evidence William E. Cox and Aussy S. Cox the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are Trustees of the 'Cox Family Trust' dated June 25, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: November 22, 2004

6351
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Notary Public in and for the State of Arizona
Residing at Yuma
My appointment expires: _____

NOV 24 2004
Amount Paid \$ 1851.20
By  Skagit Co. Treasurer
Deputy



A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 22, 1991
Recorded: April 22, 1991
Auditor's No: 9104220048
Executed by: John L. Miller and Margaret K. Miller

Said covenants, conditions and restrictions were amended by instruments recorded in the Office of the Skagit County Auditor under Auditor's File Nos. 9109120049, 9208270046, 9510240136, 9607120100 and 9704030052.

B. RESERVATIONS CONTAINED IN DEED

Executed by: City of Anacortes
Recorded: April 20, 1992
Auditor's No: 9204200037
As Follows:

"Reserving to the City of Anacortes; however, a non-exclusive easement, for the purpose of constructing and maintaining waterlines, together with a right of ingress and egress over, along, across and under said property."

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners
Dated: October 17, 1995
Recorded: October 24, 1995
Auditor's No.: 9510240135
Purpose: Ingress, egress and utilities
Area Affected: Herein described and other property

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 10, 1996
Recorded: October 23, 1996
Auditor's No.: 9610230048
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Herein described and other property



200411240133
Skagit County Auditor

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners
Dated: October 28, 1997
Recorded: October 31, 1997
Auditor's No.: 9710310050
Purpose: Ingress, egress and utilities
Area Affected: Herein described and other property

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

Recorded: June 15, 2004
Auditor's No.: 200406150150
Affects: Herein described and other property

Said matters include but are not limited to the following:

1. Existing 20 foot asphalt road
2. Existing gravel road

