

AFTER RECORDING MAIL TO:  
Larry K. Hardy and Mildred J. Hardy  
2202 22<sup>nd</sup> Street  
Anacortes, WA 98221



200411290172  
Skagit County Auditor

11/29/2004 Page 1 of 2 1:57PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81951

Statutory Warranty Deed  
FIRST AMERICAN TITLE CO.  
A8 1951E-1

Grantor(s): Island Development, LLC  
Grantee(s): Larry K. Hardy and Mildred J. Hardy  
Portion Block 213 "Map of the City of Anacortes" aka Lot 14 of Survey #200201240260.  
Assessor's Tax Parcel Number(s): 3772-213-020-0005 P56273

THE GRANTOR Island Development, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry K. Hardy and Mildred J. Hardy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 19, 20 and the East 1/2 of Lot 18, inclusive, Block 213 "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

(aka Lot 14 of Survey recorded January 24, 2002 under Auditor's File No. 200201240260)

The Grantor herein reserves all right, title and interest, present and future, to that portion of 22<sup>nd</sup> Street, along the South side of the property conveyed herein, which upon vacation would otherwise attach to the property conveyed herein.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth in the attached Exhibit "A"

Dated November 23, 2004

Island Development, LLC

By: Charles H. Barefield, Member

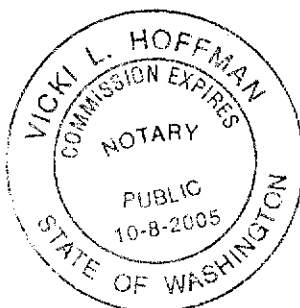
By: Vincent F. Ventimiglia, Member

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Charles H. Barefield and Vincent F. 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 Development LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 11-24-04

Vicki L. Hoffman



Notary Public in and for the State of Washington  
Residing at Anacortes

My appointment expires: 10-8-05

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#6379

NOV 29 2004

Amount Paid \$ 6140.4  
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: January 1, 2001  
Recorded: March 19, 2001  
Auditor's No: 200103190182  
Executed by: Island Development, LLC

Said instrument was modified by instrument recorded June 22, 2001 under Auditor's File No. 200106220109.

B. MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 200201240260  
Recorded: January 24, 2002

Said matters include but are not limited to the following:

1. A utility easement as shown on the survey hereby reserved for and conveyed to the City of Anacortes; Puget Sound Energy; GTE Telephone Company; Cascade Natural Gas Company and AT&T Cable Television Company and their respective successors and assigns under and upon the property in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purposes of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
2. A 10 foot drainage easement affecting Lots 14, 15 and 16 of Survey.
3. A 10 foot sanitary sewer easement affecting Lots 15 and 16 of Survey.
4. Utility, road and sidewalk easement affecting Lots 10, 11, 15 and 16 of Survey.

C. Rights associated with and/or location of retention pond as disclosed by inspection made by this Company.



200411290172

Skagit County Auditor