

AFTER RECORDING MAIL TO:  
Ronald A. Panzero and Kelly R. Panzero  
1020 19<sup>th</sup> Street  
Anacortes, WA 98221



200501030076  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83196

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.

Grantor(s): North Fidalgo Bay Investments, Inc.  
Grantee(s): Ronald A. Panzero and Kelly R. Panzero  
Section 31, Township 35, Range 2; Ptn. NE - SE (aka Lot 2 of Survey - Auditor's File No. 9807230084)  
Assessor's Tax Parcel Number(s): P33415, 350231-4-004-0107

A 83196E-1

THE GRANTOR North Fidalgo Bay Investments, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald A. Panzero and Kelly R. Panzero, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.


Lot 2 of Survey recorded July 23, 1998 under Skagit County Auditor's File No. 9807230084, being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 35 North, Range 2 East, W.M..

TOGETHER WITH an easement for ingress, egress and utilities as described in Deed recorded May 30, 1995 under Auditor's File No. 9505300097.

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

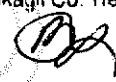
Dated December 30, 2004

North Fidalgo Bay Investments, Inc.

  
By: Margaret A. Studer, President

# 1  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

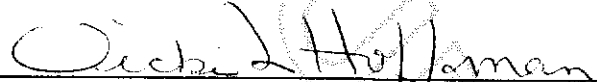
JAN 03 2005

Amount Paid \$ 2118.20  
Skagit Co. Treasurer  
By  Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Margaret A. Studer 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 is President of North Fidalgo Bay Investments, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

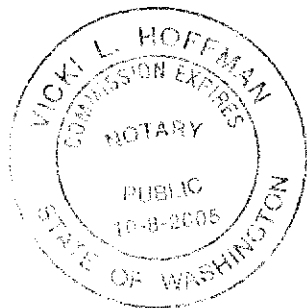
Date: 12-30-04



Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-05



**Exceptions:**

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

Grantee: City of Anacortes  
Dated: November 29, 1930  
Recorded: January 14, 1931  
Auditor's No: 240261, Volume 156, Page 433  
Purpose: All municipal purposes  
Area Affected: A 24-foot strip of land

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: March 23, 1951  
Recorded: April 2, 1951  
Auditor's No: 459743  
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:

Centerline described as follows:

Beginning at a point of the South line of the subject property at a point 115 feet West of the Southeast corner of said Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4; thence North 28 degrees 00' 50" West, 200 feet to a two-pole structure with four anchors; thence North 7 degrees 10' 27" West, 857.5 feet to a two-pole structure with six anchors; thence North 1 degree 05' 35" East to a point on the South line of a tract conveyed to Puget Sound Power & Light Company by Deed dated September 9, 1924, recorded October 15, 1924, in Volume 131 of Deeds, at Page 540.

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

Grantee: Puget Sound Power & Light Company  
Dated: June 24, 1957  
Recorded: July 1, 1957  
Auditor's No: 553207  
Purpose: An anchor guy to be located in Government Lot 2, of Section 32, Township 35 North, Range 2 East, W.M.  
Area Affected: The exact location of said anchor guy is not disclosed on the record  
Affects easement portion of the subject property



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: John Tursi and Doris Tursi, husband and wife  
Dated: September 9, 1960  
Recorded: September 14, 1960  
Auditor's No: 598764, Volume 311 of Deeds, Page 650  
Purpose: Water line purposes, together with right of ingress and egress for the purpose of installing, constructing, repairing, etc., water pipe and/or water lines

Area Affected:

30-foot strip, being 15 feet on both sides of the following described centerline:

Beginning at a point 297 feet North of the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 31; thence running Southwest, 276 feet, more or less, to the City of Anacortes water main or pipeline.

E. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: September 19, 1956  
Auditor's No: 541733

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a Municipal Corporation of the State of Washington  
Dated: October 20, 1977  
Recorded: November 3, 1977  
Auditor's No: 867966  
Purpose and Area Affected: A non-exclusive easement over, across, along and under a tract of land 48 feet in width, 36 feet on the left side and 12 feet on the right side of a portion of the subject property, together with a temporary construction easement for ingress and egress and construction purposes over, under and upon a tract of land 20 feet in width lying Northeasterly of and coincident with the Northeasterly line of the above-described 48 foot tract of land

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a Municipal Corporation of the State of Washington  
Dated: October 27, 1977  
Recorded: November 3, 1977  
Auditor's No: 867967  
Purpose and Area Affected: A non-exclusive easement over, across, along and under a tract of land 48 feet in width, 36 feet on the left side and 12 feet on the right side of a portion of the subject property, together with a temporary construction easement for ingress and egress and construction purposes over, under and upon a tract of land 20 feet in width lying Northeasterly of and coincident with the Northeasterly line of the above-described 48 foot tract of land



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H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 127-79  
Recorded: November 17, 1982  
Auditor's No: 8211170004

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short plat number and date of approval shall be included in all Deeds and Contracts.
3. Sewage Disposal - Individual Septic Systems
4. Water - City of Anacortes Water Department
5. A 48 foot waterline easement affecting Lots 1, 2 and 3
6. A 50 foot powerline easement affecting Lots 1, 2 and 3
7. A 30 foot waterline easement affecting Lot 2
8. A 30 foot road easement affecting Lot 1

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

Recorded: July 23, 1998  
Auditor's No: 9807230084

Said matters include but are not limited to the following:

1. 60' Easement for ingress, egress and utilities
2. City of Anacortes water line easement
3. 50' power line easement
4. 30' water line easement
5. New 40' easement for ingress, egress and utilities



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J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: D. David McMillen, a married man  
Dated: February 8, 1999  
Recorded: February 12, 1999  
Auditor's No: 9902120015  
Purpose: Top and/or trim trees for the purpose of opening and maintaining water views for the benefit of the dominate estate, and remove rock from the existing borrow pit near the Southwest corner of the servient estate for the benefit of the dominate estate  
Area Affected: Lot 2, Short Plat No. 127-79

K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: D. David McMillen, a married man  
Dated: February 8, 1999  
Recorded: February 12, 1999  
Auditor's No: 9902120016  
Purpose: To remove trees for the purpose of opening or maintaining water views  
Area Affected: Lot 2, of Short Plat No. 127-79

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: D. David McMillen, a married man  
Dated: February 8, 1999  
Recorded: February 12, 1999  
Auditor's No: 9902120017  
Purpose: To remove trees for the purpose of opening or maintaining water views  
Area Affected: Lot 1, Short Plat No. 127-79

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

Dated: November 17, 1989  
Recorded: November 27, 1989  
Auditor's No: 8911270059  
Executed by: Nathan Ben Griffin and Katherine Ellis Griffin, husband and wife, and D. David McMillen, a single person

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

Recorded: May 30, 1995  
Auditor's No: 9505300097  
Purpose: A non-exclusive easement for ingress and egress and utilities  
Area Affected: Over, across, along and under those portions of Fidalgo Bay Addition to Anacortes, Blocks 3, 4, 12, 13, 14, 18, 19 and 20



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

Recorded: April 22, 1991  
Auditor's No.: 9104220048

Said Covenants were amended by documents recorded under Auditor's File Nos. 9311190025, 9504280099, 9607120100, 9704030052, 200206200141 and 200406250107.

Said Covenants were amended by documents recorded under Auditor's File Nos. 9311190025, 9504280099, 9607120100 and 9704030052.

P. RESERVATION CONTAINED IN DEED

Executed by: Cully Road Development, Inc., a Washington corporation  
Recorded: April 10, 1998  
Auditor's No.: 9804100051  
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Q. RESERVATION CONTAINED IN DEED

Executed by: North Fidalgo Bay Investments, Inc., a Washington corporation  
Recorded: April 10, 1998  
Auditor's No.: 9804100052  
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: D. David McMillen  
Dated: February 8, 1999  
Recorded: February 12, 1999  
Auditor's No.: 9902120015  
Purpose: "...top and or trim trees for the purpose of opening and maintaining water views for the benefit of the dominate estate...remove rock from the existing borrow pit near the southwest corner of the servient estate for the benefit of the dominate estate."  
Area Affected: Lots 2 and 3 of Short Plat 127-79



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S. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: North Fidalgo Bay Investments  
And: D. David McMillen  
Dated: February 8, 1999  
Recorded: February 12, 1999  
Auditor's No.: 9902120016  
Regarding: "...remove trees for the purpose of opening or  
maintaining water views..."

T. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Cully Road Development, Inc.  
And: D. David McMillen  
Dated: February 8, 1999  
Recorded: February 12, 1999  
Auditor's No.: 9902120017  
Regarding: "...to remove trees for the purpose of opening or  
maintaining water views..."



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