

AFTER RECORDING MAIL TO:
A & A Builders, LLC
1711 Eagleridge Drive
Bellingham, WA 98226



200501310224
Skagit County Auditor

1/31/2005 Page 1 of 4 3:33PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114841-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John L. Miller and Margaret K. Miller
Grantee(s): A & A Builders, LLC
Abbreviated Legal: Lot W, Fidalgo Bay Dd. To Anac. Map fo Aggregation & being a ptn of Blks 15-32, Fidalgo Bay Add. To Anac.
Assessor's Tax Parcel Number(s): P60737/3841-025-040-0006

THE GRANTOR John L. Miller and Margaret K. Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to A & A Builders, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Lot W, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION," recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

477
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JAN 31 2005

Dated

Jan 31, 2005
[Signature]
John L. Miller

Amount Paid \$ 3008.20
Skagit Co. Treasurer
By 40 Deputy

[Signature]
Margaret K. Miller

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John L. Miller and Margaret K. Miller the person(s) 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.

Dated:

1/31/05



[Signature]
Notary Public in and for the State of Ia
Residing at Decker St
My appointment expires: 4/28/07

EXCEPTIONS:

A. AGREEMENT FOR DEVELOPMENT, IMPROVEMENT, AND PROCEEDS DISTRIBUTION, INCLUDING TERMS AND CONDITIONS:

Between: NSG, Inc., a Washington corporation
And: John L. Miller and Margaret M. Miller, husband and wife
Dated: November 16, 1993 & November 22, 1993
Auditor's No.: 9312230021

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation
Purpose: Electric line
Area Affected: "Playground Park"
Recorded: April 20, 1951
Auditor's No.: 459750

C. Reservation of easement to provide access to City of Anacortes Timber Lands, as reserved in Order of Vacation of Streets recorded July 23, 1984, as Auditor's File No. 8407230001.

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: John L. Miller, Jr. etux
Recorded: April 22, 1991
Auditor's No.: 9104220048

AMENDMENT TO COVENANTS:

Recorded: September 12, 1991
Auditor's No.: 9109120049

AMENDMENT TO COVENANTS:

Recorded: August 27, 1992
Auditor's No.: 9208270046

AMENDMENT TO COVENANTS:

Recorded: November 19, 1993
Auditor's No.: 9311190025

AMENDMENT TO COVENANTS:

Recorded: April 28, 1995
Auditor's No.: 9504280099

AMENDMENT TO COVENANTS:

Recorded: October 24, 1995
Auditor's No.: 9510240136



200501310224
Skagit County Auditor

EXCEPTIONS CONTINUED:

D. (Continued):

AMENDMENT TO COVENANTS:

Recorded: July 12, 1996
Auditor's No.: 9607120100

AMENDMENT TO COVENANTS:

Recorded: April 3, 1997
Auditor's No.: 9704030052

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Easement No. 1: All streets and road rights of way as now or

hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way

Dated: December 14, 1993
Recorded: December 20, 1993
Auditor's No.: 9312200181

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes
Purpose: Constructing, repairing, replacing, and maintaining the City of
Anacortes waterlines
Area Affected: All roads
Dated: December 12, 1994
Recorded: December 21, 1994
Auditor's No.: 9412210105

G. EASEMENTS SHOWN ON SURVEY MAP:

Recorded: April 20, 1992
Auditor's No.: 9204200040
For: Access, utilities, drainage, fire lane trail
Affects: As shown on map



200501310224
Skagit County Auditor

EXCEPTIONS CONTINUED:

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Puget Sound Power & Light Company, a Washington corporation

Purpose:

An underground electric transmission and/or distribution system

Area Affected:

Easement No. 1: All streets and road rights of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 (ten) feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated:

Not disclosed

Recorded:

October 23, 1996

Auditor's No.:

9610230048

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Karl W. Nevitt, a single man

Purpose:

For ingress and egress and utilities

Area Affected:

Right of ways as shown on survey of said premises

Dated:

December 6, 1993

Recorded:

June 26, 1998

Auditor's No.:

9806260018



200501310224

Skagit County Auditor