

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



200502280008
Skagit County Auditor
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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114770-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 U Fidalgo Bay Addition to Anac.
Assessor's Tax Parcel Number(s): P60735/3841-025-006-0008

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 U, "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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

880

FEB 28 2005

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated

2/25/05

John L. Miller

Amount Paid \$2434¹⁵
By Skagit Co. Treasurer
Deputy

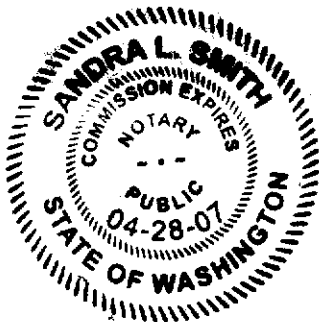
Margaret K. Miller

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:

2/2/05



Notary Public in and for the State of Washington
Residing at Decatur Island
My appointment expires: 4/28/07

Schedule "B-1"

114770-PAE

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. et ux
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



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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



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Schedule "B-1"

114770-PAE

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



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