


AFTER RECORDING MAIL TO:
Mr. and Mrs. Dale Hoistad
5411 Narbeck Avenue
Everett, WA 98203


200504220132
Skagit County Auditor
4/22/2005 Page 1 of 4 3:14PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84169

Statutory Warranty Deed

Grantor(s): James Armand Wilson
Grantee(s): Dale Hoistad and Denys Hoistad
Assessor's Tax Parcel Number(s): 3841-022-040-0003, P60729

FIRST AMERICAN TITLE CO.

A84169E

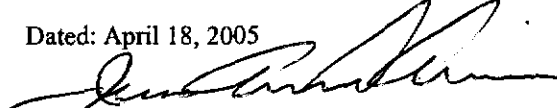
THE GRANTOR James Armand Wilson, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dale Hoistad and Denys Hoistad, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot D, "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" according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;


TOGETHER WITH a view easement over a portion of Lot C as granted by easement recorded December 3, 1998, under Auditor's File No. 9812030113, records of Skagit County, Washington.

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

Dated: April 18, 2005


James Armand Wilson

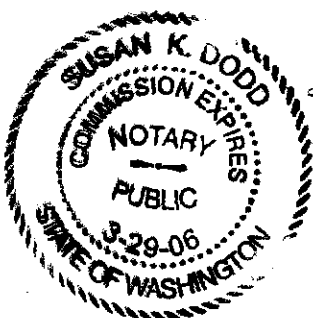
#1895
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

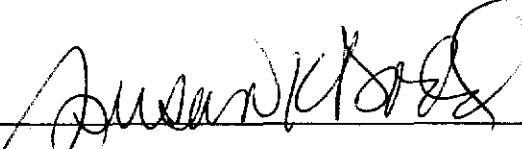
APR 22 2005
Amount Paid \$ 3115.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that James Armand Wilson, the persons 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.

Date: 4/20/2005




Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 3/29/2006

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: April 20, 1951
Auditor's No.: 459750
Purpose: Electric transmission and/or distribution line, together
with necessary appurtenances
Affects: As constructed

B. EASEMENT DISCLOSED IN ORDER VACATING COUNTY ROAD:

Recorded: July 23, 1984
Auditor's No.: 8407230001
In Favor Of: Adjacent property owners
Affects: As constructed
As Follows:

"...did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement, which was accepted by the City of Anacortes on July 9, 1984."

C. Public or private easements, if any, lying within vacated roads.

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

Recorded: April 20, 1992
Auditor's No.: 9204200040
Volume 12, Pages 147 - 148

Said matters include but are not limited to the following:

1. Easements for trail, road, utilities, drain line, fire lane, gas and water.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 20, 1993
Auditor's No.: 9312200181
Purpose: Underground distribution and electric lines and
appurtenances thereto
Affects: As constructed



200504220132
Skagit County Auditor

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: October 23, 1996
Auditor's No.: 9610230048
Purpose: Underground electric system, together with necessary appurtenances
Affects: As constructed

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: December 21, 1994
Auditor's No.: 9412210105
Purpose: Waterlines
Area Affected: Roadways delineated on Survey Map of Aggregation

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John C. Wiegand, et ux, et al
Recorded: September 8, 1997
Auditor's No.: 9709080043
Purpose: Ingress, egress and utilities
Area Affected: Right of ways described as Fire Lane and San Juan Hill Road

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt
Recorded: June 26, 1998
Auditor's No.: 9806260018
Purpose: Ingress, egress and utilities
Area Affected: Right of ways delineated on Map of Aggregation

J. 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
Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instruments recorded under Auditor's File Nos. 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052, 9812030116 and 200406250107.



200504220132
Skagit County Auditor

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Carl E. Stubbs
Dated: September 12, 1994
Recorded: September 14, 1994
Auditor's No.: 9409140109
Regarding: Skagit County Conditional Agreement – Alternative
Sewage System Installation

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Burt Newbry and Debra Newbry, husband and wife
Dated: October 22, 1998
Recorded: December 3, 1998
Auditor's No.: 9812030114
Purpose: Exclusive surface use easement for landscape purposes
only
Area Affected: A strip of land lying at the base of that natural slope
located along the North line of Lot D

M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Burt Newbry and Debra Newbry, husband and wife
Dated: November 16, 1998
Recorded: December 3, 1998
Auditor's No.: 9812030115
Purpose: Exclusive surface use easement for landscape purposes
only
Area Affected: A strip of land lying at the base of that natural slope
located along the North line of Lot D



200504220132
Skagit County Auditor

4/22/2005 Page

4 of

4 3:14PM