

AFTER RECORDING MAIL TO:
Residential Building Services
6035 Central Avenue
Anacortes, WA 98221



200504270070
Skagit County Auditor

4/27/2005 Page 1 of 4 11:30AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116112-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffrey P. Erickson and Sandra J. Erickson
Grantee(s): Residential Building Services
Abbreviated Legal: Ptn Lots 6 and 7, Blk 67; Lots 1-6, Blk 96, ptn Lots 8-10, Blk 97, Fidalgo City
Assessor's Tax Parcel Number(s): P120410/4101-097-014-0100

THE GRANTOR Jeffrey P. Erickson and Sandra J. Erickson, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Residential Building Services, a Washington Corporation** the following described real estate, situated in the County of **Skagit**, State of Washington.

DESCRIPTION:

That portion of the Plat of "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West line of Jefferson Avenue with the centerline of Sixth Street of said Plat of "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON,";

thence North 00°00'42" East along the West line of Jefferson Ave., a distance of 95.00 feet to the Northeast corner of Lot 7 of Block 96 of said Plat;
thence North 89°59'18" West along the North line of said Lot 7 and its projection, a distance of 114.97 feet to the centerline of the alley in said Block 96;
thence North 00°00'42" East along the centerline of said alley and its projection, a distance of 490.00 feet to the intersection of the centerline of the alley in Block 67 of said Plat with the North line of Lot 6 of said Block 67;
thence South 89°59'18" East, a distance of 164.97 feet to the intersection of the North line of Lot 6 of Block 67 projected with the centerline of Jefferson Ave.;

thence South 00°00'42" West along the centerline of Jefferson Ave., a distance of 145.00 feet to the centerline of Seventh St.;

thence South 89°59'18" East along the centerline of Seventh St., a distance of 40.00 feet to its intersection with the West line of the East 10 feet of Jefferson Ave.;

thence South 00°00'42" West along the West line of the East 10 feet of Jefferson Ave., a distance of 195.00 feet to its intersection with the Westerly projection of the North line of Lot 11 in Block 97 of said Plat;

thence South 89°59'18" East along said North line of Lot 11, a distance of 74.97 feet;

thence South 00°00'42" West, a distance of 245.00 feet to the centerline of Sixth St.;

thence North 89°59'18" West along the centerline of Sixth St., a distance of 164.97 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

ALSO SUBJECT TO: The Grantee hereby agrees to assume the Deed of Trust Dated October 20, 2004 and recorded under Skagit County Auditor's Number 200411030001, all term and conditions contained therein.

Dated April 21, 2005

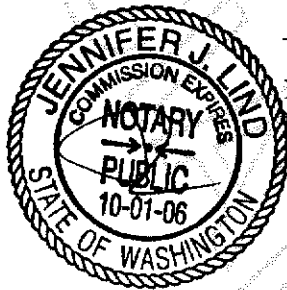
Jeffrey P. Erickson

Sandra J. Erickson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jeffrey P. Erickson and Sandra J. Erickson** the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4.21.05



Jennifer J. Lind
Notary Public in and for the State of WA
Residing at BOW
My appointment expires: 10-01-06

#1970
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2005

Amount Paid \$ 1002.00
By DR Skagit Co. Treasurer Deputy



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EXCEPTIONS:

A. Any public and/or private easements over the portions of streets and/or alleys insured in the caption which may have existed at the time of vacation of said streets.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Jeff Erickson, etal
 Purpose: A 40 foot wide easement for ingress, egress and utilities
 Area Affected: Vacated portion of Lincoln Avenue
 Dated: April 16, 2001
 Recorded: July 16, 2001
 Auditor's No.: 200107160134

C. The effect, if any, of a Survey of said premises, recorded September 5, 2001, under Auditor's File No. 200109050047, records of Skagit County, Washington.

D. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Recorded: March 20, 2003
 Auditor's File No.: 200303200056

E. Restrictions imposed by instrument recorded March 20, 2003, under Auditor's File No. 200303200057, as follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot."

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Everett C. Oman
 Purpose: Ingress, egress and utilities
 Area Affected: See instrument for full particulars
 Dated: July 24, 2000
 Recorded: July 25, 2000
 Auditor's No.: 200007250089

G. Restrictions imposed by instrument recorded April 24, 2003, under Auditor's File No. 200304240157, as follows:

"The Ericksons agree that the property directly East of the West ½ of Block 96, Lots 1, 2, 3, 4, and 5 and Lots 6 and 7 of Block 67; and also the vacated portion of 7th Street between Lot 7 of Blk. 67 and Lot 1 of Blk. 96, MAP OF FIDALGO CITY, remain undeveloped as per our original agreement."



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EXCEPTIONS CONTINUED:

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Vernon R. Haines, Patricia A. Moser
 Purpose: Ingress, egress, and utilities
 Area Affected: See instrument for full particulars
 Dated: February 17, 2003
 Recorded: February 24, 2003
 Auditor's No.: 200302240018

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Jeffrey P. Erickson and Sandra J. Erickson, husband and wife;
 and Lewis A. Moser and Patricia A. Moser, husband and wife
 Purpose: For ingress, egress and utilities
 Area Affected: See Exhibit "C" of said instrument
 Dated: January 5, 2005
 Recorded: January 5, 2005
 Auditor's No.: 200501050146

J. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: March 4, 2005
 Auditor's File No.: 200503040065



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