

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gary O. Henry
3115 T Avenue
Anacortes, WA 98221



200505130242
Skagit County Auditor

5/13/2005 Page 1 of 2 3:57PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115584-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Dallas D. Hanes and Traci D. Hanes
Grantee(s): Gary O. Henry and Kathleen F. Tibbetts
Abbreviated Legal: ptn Lot 54, Anacortes Industrial Park Add.
Assessor's Tax Parcel Number(s): 4198-000-054-0405, P78020

THE GRANTOR DALLAS D. HANES and TRACI D. HANES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARY O. HENRY and KATHLEEN F. TIBBETTS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The South 83 feet as measured along the West line of the following described property:

Beginning at the Southwest corner of Lot 54; "ANACORTES INDUSTRIAL PARK ADDITION," as per plat recorded in Volume 10 of Plats, page 19 to 21, inclusive, records of Skagit County, Washington; thence Northerly along the West line of said Lot 54, a distance of 535.20 feet to the true point of beginning;
thence North along the West line of Lot 54, for 166 feet to the Northwest corner of Lot 54;
thence Easterly along the North line of Lot 54 for 224.63 feet to the West line of Lot 53;
thence South along the Westerly line of Lot 53 for 166 feet;
thence Westerly to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

2389
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2005

Amount Paid \$ 8989.00
By Skagit Co. Treasurer Deputy

Dated May 10, 2005

Dallas D. Hanes
Dallas D. Hanes

Traci Hanes
Traci D. Hanes

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dallas D. Hanes and Traci D. Hanes 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: May 12, 2005

Carrie Huffer

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY - - PUBLIC
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. The right contained in the Dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.

B. Restrictions as shown on the Plat of Anacortes Industrial Park Addition, as follows:

"1. All owners and redevelopers shall comply with the Urban Renewal Plan as adopted or hereafter amended by the Anacortes City Council;

2. All redevelopers and any successor shall agree in interest not to discriminate upon the basis of race, creed, color, or national origin in the sale, lease, or rental or in the use or occupancy of the property herein dedicated or any part thereof or of any improvements erected or to be erected thereon or any part thereof.

3. Tracts designated A, B, C, D, E, F, G, H and I are hereby reserved for and granted to the City of Anacortes and its successors and assigns for the purpose of providing landscaped buffer areas in accordance with and for the duration of the Urban Renewal Plan."

C. TERMS, CONDITIONS AND PROVISIONS OF AN URBAN RENEWAL PLAN FOR ANACORTES INDUSTRIAL PARK:

Recorded: March 6, 1968
Auditor's No.: 711008

Regarding the Urban Renewal Plan, a Certificate of Completion recorded March 8, 1978, under Auditor's File No. 875021 states the following:

"...the subject property has been developed in accordance with the Urban Renewal Plan and all existing City codes and ordinances and regulations..."

D. Terms, conditions, provisions and restrictions as set forth in instrument recorded August 29, 1972, under Auditor's File No. 773245, through which title is claimed.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: South 10 feet
Dated: July 25, 1988
Recorded: August 3, 1988
Auditor's No.: 8808030051



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