

AFTER RECORDING MAIL TO:
Charles H. Barefield, Member
P.O. Box 1364
Anacortes, WA 98221



200506010045
Skagit County Auditor

6/1/2005 Page 1 of 2 11:43AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84459

Statutory Warranty Deed

Grantor(s): Richard R. Ekern
Grantee(s): Island Development, LLC
Assessor's Tax Parcel Number(s): 3772-209-013-0000, P104525

FIRST AMERICAN TITLE CO.
A84459-1

THE GRANTOR Richard R. Ekern, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Island Development, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lots 11, 12 and the West 1/2 of Lot 13, Block 209, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

(Also known as Lot "E" (Block 209) of that Survey recorded May 15, 1991, under Skagit County Auditor's File No. 9105150017, filed in Volume 11 of Surveys, page 55).

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

Dated: May 4, 2005

Richard R. Ekern
Richard R. Ekern

2760

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2005

Amount Paid \$ 1390.50
By [Signature] Skagit Co. Treasurer Deputy

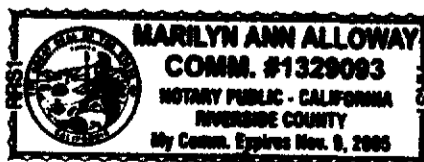
STATE OF California }
COUNTY OF Riverside } SS:

I certify that I know or have satisfactory evidence that Richard R. Ekern, 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: May 13, 2005

Marilyn Ann Alloway

Notary Public in and for the State of California
Residing at 651 N. Sims St, Planning Ca 92220
My appointment expires: Nov. 09, 2005



A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: April 19, 1994
Recorded: May 12, 1994
Auditor's No.: 9405120033
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within Lots 6 – 13, Block 209 "Map of the City of Anacortes"

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Talton Dickey
Dated: July, 1991
Recorded: May 3, 1995
Auditor's No.: 9505030030
Regarding: A sanitary sewer extension in the alley between 17th and 18th Streets and "C" and "D" Avenues in the City of Anacortes

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Windward Development
Dated: October 13, 2004
Recorded: November 19, 2004
Auditor's No.: 200411190063
Regarding: Street/road and water improvements along 18th Street and along 19th Street and "C" Avenue



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