

AFTER RECORDING MAIL TO:  
Mr. and Mrs. David F. Harris  
1189 Ridgeway Drive  
Oak Harbor, WA 98277



200506230153

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84599

## Statutory Warranty Deed

Grantor(s): Doris Johnson  
Grantee(s): David F. Harris and Monica C. Harris  
Assessor's Tax Parcel Number(s): 3841-010-040-0100, P113109

FIRST AMERICAN TITLE CO.

A 845.99-1

THE GRANTOR Doris Johnson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David F. Harris and Monica C. Harris, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.


Lots 21 through 40, Block 10, "FIDALGO BAY ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH those portions of streets vacated and abandoned by operation of law, Skagit County Superior Court Cause No. 91-2-00133-5;

AND TOGETHER WITH an easement for ingress, egress and underground utilities as recorded June 19, 2002 under Auditor's File No. 200206190072.


Subject to: Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 21, 2005

  
Doris L. Johnson

3234  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


JUN 23 2005

Amount Paid \$ 1,477.40  
Skagit Co. Treasurer:  
By  Deputy

STATE OF Washington }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Doris Johnson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-22-05



Notary Public in and for the State of Washington  
Residing at FERNDLE  
My appointment expires: 06/19/07

NOTARY PUBLIC  
STATE OF WASHINGTON  
B. ELIZABETH THOMPSON  
My Appointment Expires  
JUNE 19, 2007

Exhibit "A"

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: January 14, 1931  
Auditor's No: 240260  
Purpose: A permanent easement right and privilege, over, upon and across...  
Area Affected: A strip of land 24 feet in width

**B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Harold Johnson and Doris Johnson, husband and wife  
And: John L. Miller and Margaret K. Miller, husband and wife  
Dated: July 9, 1990  
Recorded: October 1, 1990  
Auditor's No: 9010010060  
Regarding: Development improvements and reversionary clause  
Affects: Blocks 9, 10, 11 and 12

Said instrument was modified by instrument recorded November 1, 1990 under Auditor's File No. 9011010083.

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: April 22, 1991  
Recorded: April 22, 1991  
Auditor's No.: 9104220048  
Executed By: John L. Miller and Margaret K. Miller

Said instrument was modified by instruments recorded under Auditor's File Nos. 9109120049, 9510240136, 9607120100 and 9704030052.

**D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:**

In Favor Of: Adjacent property owners  
Recorded: June 19, 2002  
Auditor's No: 200206190072  
Purpose: Ingress, egress and underground utilities  
Area Affected: As Constructed



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