

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

200507280248
Skagit County Auditor
7/28/2005 Page 1 of 3 1:53PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85201

Statutory Warranty Deed

Grantor(s): Jeffrey D. Hasenpflug and Cindy M. Hasenpflug
Grantee(s): Island Development, LLC
Assessor's Tax Parcel Number(s): 350127-2-004-1100, P108682

FIRST AMERICAN TITLE CO.
A85201-1

THE GRANTOR Jeffrey D. Hasenpflug and Cindy M. Hasenpflug, husband and wife 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.

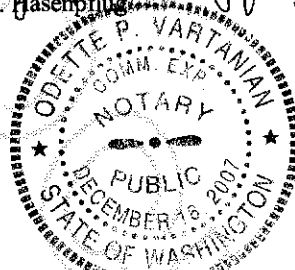
Lot 5 of ANACORTES SHORT PLAT NO. ANA-94-003, as approved February 15, 1996, and recorded March 5, 1996, in Volume 12 of Short Plats, pages 78 and 79, under Auditor's File No. 9603050070, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian. (aka Meridian Ridge)

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

Dated: July 20, 2005

Jeffrey D. Hasenpflug
Jeffrey D. Hasenpflug

Cindy M. Hasenpflug
Cindy M. Hasenpflug



STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Jeffrey D. Hasenpflug and Cindy M. Hasenpflug, 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: 7-21-2005

Odetta P. Vartanian
Notary Public in and for the State of Washington
Residing at King
My appointment expires: Dec 16, 2007

4022
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 28 2005

Amount Paid \$ 3563.22
By [Signature] Skagit Co. Treasurer Deputy

LPB-10

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: February 12, 1996
Recorded: February 12, 1996
Auditor's No: 9602120105
Purpose: Maintaining, inspecting, repairing and replacing the storm drainage system lying therein, together with the right of ingress and egress to, from and across
Area Affected: Short Plat No. ANA-94-003

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

Dated: February 23, 1996
Recorded: March 5, 1996
Auditor's No: 9603050071
Executed by: Walter Schwenk and Judith Schwenk

Said instrument was modified by instrument recorded March 26, 2003, under Auditor's File No. 200303260109.

Said instrument was modified by instrument recorded August 18, 2004, under Auditor's File No. 200408180019.

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA-94-003
Recorded: March 5, 1996
Auditor's No.: 9603050070

Said matters include but are not limited to the following:

1. Water Supply: City of Anacortes.
2. Sewage Disposal: City of Anacortes.
3. Existing Zoning: Residential Low Density (RL).
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. The construction and maintenance of private roads and/or common driveways (if any) are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads.



200507280248
Skagit County Auditor

6. 10-foot sidewalk affecting Lots 2 through 8.
7. 20-foot utility easement affecting Lot 4.
8. Utility and driveway easement affecting Lot 4.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Spinnaker Cove, L.L.C., a Washington Limited Liability Company
Dated:	October 30, 2002
Recorded:	November 14, 2002
Auditor's No.:	200211140224
Purpose:	Water, sewer, storm drainage, electrical and cable
Area Affected:	The Southerly 20 feet

Said instrument was modified by instrument recorded April 14, 2003, under Auditor's File No. 200304140025.



200507280248

Skagit County Auditor