



200509010092  
Skagit County Auditor

9/1/2005 Page 1 of 2 11:54AM

AFTER RECORDING MAIL TO:  
Jess C. Hassell and Nilda E. Hassell  
2207 21st Street  
Anacortes, WA 98221

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85341

### Statutory Warranty Deed

Grantor(s): Irving Construction Corporation  
Grantee(s): Jess C. Hassell and Nilda E. Hassell  
Ptn. Lot 3, and all Lots 4 and 5, Block 213, "ANACORTES"  
Assessor's Tax Parcel Number(s): 3772-213-005-0100, P117785

FIRST AMERICAN TITLE CO.

A85341-1

THE GRANTOR Irving Construction Corporation, a Washington corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jess C. Hassell and Nilda E. Hassell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The West 1/2 of Lot 3, all of Lots 4 and 5, Block 213, "MAP OF THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

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

Dated August 23, 2005

# 48220  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Irving Construction Corporation

By: W. Scott Irving, President

SEP 01 2005

Amount Paid \$ 8531.20  
Skagit Co. Treasurer  
By Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence W. Scott Irving the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Irving Construction Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8-24-05

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Anacortes, a Municipal Corporation  
And: Gerald E. Simon  
Dated: November, 1993  
Recorded: November 29, 1993  
Auditor's No.: 9311290105  
Regarding: Latecomer's Agreement – Street and Storm Sewer Improvements;  
Water Distribution System and Sewer Collection System

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: December 27, 2000  
Auditor's No.: 200012270004

Said matters include but are not limited to the following:

1. Variations between improvements and lines of title

