

AFTER RECORDING MAIL TO:
Mr. and Mrs. Arvid Mostad
P.O. Box 1709
Oak Harbor, WA 98277



200509140091
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86057

FIRST AMERICAN TITLE CO.

A 86057

Statutory Warranty Deed

Grantor(s): William R. Durham and Denise L. Lyon
Grantee(s): Arvid Mostad and Shirlee Mostad
Assessor's Tax Parcel Number(s): 4101-065-000-0003, P73063, 4101-020-007-0000, P99242

THE GRANTOR William R. Durham, an unmarried man, and Denise L. Lyon, an unmarried woman, as to Lots 4 - 7, Block 20 and William R. Durham as to the remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Arvid Mostad and Shirlee Mostad, husband and wife, as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Lots 4 through 11, inclusive in Block 20; all of Lots 1 through 14, inclusive, in Block 27; Lots 1 through 14, inclusive in Block 58; Lots 1 through 4, inclusive, and Lots 11 through 14, inclusive, in Block 59. Lots 1 through 14, inclusive in Block 65; all in "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated Lincoln Avenue, Walla Walla Avenue, Potter Avenue, Howard Avenue, 9th Street, 8th Street and 7th Street adjoining and of the alleys running through said Blocks which upon vacation reverted to said premises by operation of law, and that portion of the North ½ of 10th Street abutting upon the above described main tract as acquired by decree entered in Skagit County Superior Court Cause No. 90-2-00670-3.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of the North ½ of 7th street from the West boundary of Highland Avenue to the center of Howard Avenue, and of the East ½ of Potter Avenue from the North line of Lot 13 in said Block 63, extended West, to the South line of 10th Street, and of the West ½ of Potter Avenue from the center line of 9th Street to the South line of 10th Street, and of the East ½ of Walla Walla Avenue from the center line of 9th Street to the South line of 10th Street, and the East ½ of Walla Walla Avenue from the center line of 8th Street and to the South line of Lot 11 in said Block 59, extended West, and of the West ½ of Potter Avenue from the center line of 8th Street to the South line of Lot 4 in Block 59, extended East, and of the North ½ of 7th Street from the center line of Howard Avenue to the center line of Potter Avenue and of the East ½ of Potter Avenue from the centerline of 7th Street to the North line of Lot 13, Block 63, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON".

TOGETHER WITH an easement for ingress, egress and utilities as described in Road Maintenance Agreement recorded June 30, 2004 under Auditor's File No. 200406300008.

5044
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 14 2005

Amount Paid \$ 4277.00
By Skagit Co. Treasurer
Deputy

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

Dated: September 8, 2005

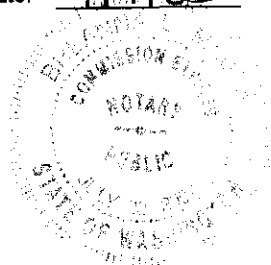

William R. Durham


Denise L. Lyon

STATE OF Washington }
COUNTY OF Spokane } SS:

I certify that I know or have satisfactory evidence that William R. Durham, 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: 9/19/05





Notary Public in and for the State of WA
Residing at Spokane
My appointment expires: _____

My Commission Expires:
July 22, 2007

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Denise L. Lyon, 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: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

LPB-10



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

Dated: September 8, 2005

William R. Durham

Denise L. Lyon
Denise L. Lyon

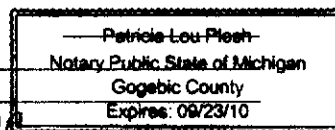
STATE OF MICHIGAN }
COUNTY OF GOGEBIC } SS:

I certify that I know or have satisfactory evidence that Denise L. Lyon 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: 9/12/05

Patricia Lou Plesh

Notary Public in and for the State of
Residing at
My appointment expires:



acting in the county of Gogebic

STATE OF _____ }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Denise L. Lyon, 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: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



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A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Lydia W. Kromer
Recorded: June 26, 1974
Auditor's No.: 802825
For: Ingress, egress and utilities
Affects: West ½ of Potter Avenue lying adjacent to Block 59 between the center line of 8th Street and the center line of 9th Street and over the West ½ of Howard Avenue between the center line of 7th and 8th Street

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: L.C. Logan and Leona P. Logan, husband and wife
Recorded: June 26, 1974 and July 2, 1974
Auditor's No.: 802829 and 803129
For: Ingress, egress and utilities
Affects: The West ½ of Potter Avenue lying between the South line of Lot 4, Block 59 extended Easterly, and the centerline of 9th Street. The North ½ of 7th Street lying between the centerline of Howard Avenue and the centerline of Potter Avenue. The West ½ of Howard Avenue and the East ½ of Potter Avenue lying adjacent to Lots 2 through 13, Block 63, "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Louis C. Logan, etux, etal
Recorded: November 23, 1971, May 8, 1975, May 14, 1974, June 26, 1974, March 12, 1975 and April 15, 1975
Auditor's No.: 761001, 800502, 800809, 802824, 814531 and 816087
For: Ingress, egress and utilities
Affects: East ½ Walla Walla Avenue between South line of 10th Street, 10th Street and centerline of 9th Street; West ½ of Potter Avenue between South line 10th Street and centerline of 9th Street; East ½ Potter Street between South line 10th Street and centerline of 8th Street and North ½ 7th Street between centerline of Howard Avenue and West line of Highland Avenue.

D. Any question which may arise regarding the rights of third parties to use those portions of 10th Street and Highland Avenue acquired by Skagit County Superior Court Cause No. 90-2-00670-3 for ingress, egress and utilities. Said action causing the easements set forth in paragraph C herein above to no longer abutt upon a public road.

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: June 15, 2004
Recorded: June 30, 2004
Auditor's No.: 200406300008
Affects: Vacated 7th Street



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