

When recorded return to:

Mr. and Mrs. Gene Tanaka  
P.O. Box 759  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A88035

200606160128  
Skagit County Auditor  
6/16/2006 Page 1 of 2 1:42PM

### Statutory Warranty Deed

THE GRANTOR Steven K. Armstrong, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gene Tanaka and Ruby Tanaka, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 12, "PLAT OF GEORGIA PLACE"

FIRST AMERICAN TITLE CO.  
A 88035-1

Tax Parcel Number(s): P108596, 4673-000-012-0000

Lot 12, "PLAT OF GEORGIA PLACE", according to the plat thereof recorded in Volume 16 of Plats, pages 101 and 102, records of Skagit County, Washington.

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

Dated June 13, 2006

Steven K. Armstrong

3008  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

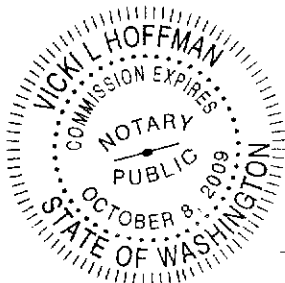
JUN 16 2006

Amount Paid \$ 15,135.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven K. Armstrong, 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: 6-14-06



Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09

**EXCEPTIONS:**

B. Matters as disclosed and/or delineated on the face of Short Plat No. ANA-91-007, recorded November 5, 1991 under Skagit County Auditor's File No. 9111050069.

**C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Georgia Place  
Recorded: May 16, 1996  
Auditor's No.: 9605160048

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp. and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the Plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. Water – City of Anacortes
3. Sewage Disposal – City of Anacortes
4. Primary access to Lots 10 – 13 shall be from Georgia Place.
5. A 10-foot utility easement affecting Lots 10 – 16 of Plat.
6. Ingress, egress and utilities easement area(s) as delineated.
7. 30-foot mutually beneficial easement for Lots 16 and 17 for ingress, egress and utilities.
8. The right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

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

Dated: May 17, 1996  
Recorded: July 5, 1996  
Auditor's No.: 9607050113  
Executed By: John G. Sargent, Marjorie J. Sargent and Colleen Sargent



200606160128  
Skagit County Auditor