



200606230014
Skagit County Auditor

6/23/2006 Page 1 of 3 9:49AM

When recorded return to:

Mr. and Mrs. Michael J. Gibson
956 Keep Way Loop
Oviedo, FL 32765

Recorded at the request of:
First American Title
File Number: A88403

FIRST AMERICAN TITLE CO.
A88403

Statutory Warranty Deed

THE GRANTOR Cline Construction and Design LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael J. Gibson and Michelle A. Marquardt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot S, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION"

Tax Parcel Number(s): P60701, 3841-015-020-0001

Lot S, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION", as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", as recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington

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

Dated June 16, 2006

Cline Construction and Design LLC

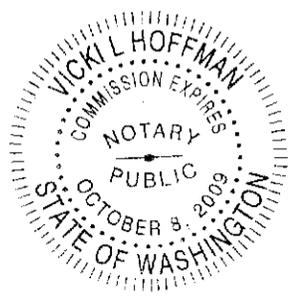
John W. Cline
By John W. Cline, Managing Member

3132
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JUN 23 2006
Amount Paid \$ 3743.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John W. Cline is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of Cline Construction and Design LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-20-06 Vicki L Hoffman



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

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation
Recorded: April 20, 1951
Auditor's No.: 459750
Purpose: Electric line
Area Affected: "Playground Park"

B. Reservation of easement to provide access to City of Anacortes Timber Lands, as reserved in Order of Vacation of Streets recorded July 23, 1984, as Auditor's File No. 8407230001.

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 covenants, conditions and restrictions were amended by instruments recorded in the Office of the Skagit County Auditor under Auditor's File Nos. 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052 and 200406250107.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress
In Favor Of: City of Anacortes
Recorded: April 20, 1992
Auditor's No: 9204200037
Affects: Portion of easement area

Further access granted to City of Anacortes document recorded December 21, 1994 under Auditor's File No. 9412210105.

E. Easement for ingress, egress and utilities over, across and under the easements set forth on Schedule "C" herein as disclosed by various recorded documents.



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

Recorded: April 20, 1992
Auditor's No.: 9204200040

Said matters include but are not limited to the following:

1. Easement for road purposes
2. Easement for trail easement
3. Easement for waterline
4. Easement for gasline

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 14, 1993
Recorded: December 20, 1993
Auditor's No.: 9312200181
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects:

Easement No. 1 All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200510140010
Document Title: Plat Lot of Record Certification



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