

When recorded return to:

Mr. and Mrs. Patrick O'Donnell
13622 409th Ave SE, P.O. Box 744
North Bend, WA 98045

Recorded at the request of:
First American Title
File Number: 89770

200610240001
Skagit County Auditor
10/24/2006 Page 1 of 3 9:21AM

Statutory Warranty Deed

THE GRANTOR Susan Briggs who acquired title as Susan B. Churchill, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Patrick O'Donnell and Susan O'Donnell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lots 1-8 and Lots 23-30, Block 25, "NORTH ANACORTES"

FIRST AMERICAN TITLE CO.
89770E

Tax Parcel Number(s): P60808, 3843-025-030-0006

Lots 1 through 8, inclusive, and Lots 23 through 30, inclusive, Block 25, "NORTH ANACORTES", as per plat recorded in Volume 3 of Plats, Page 23 ½, records of Skagit County, Washington.

TOGETHER WITH the vacated alley adjacent to said lots;

ALSO TOGETHER WITH the North ½ of vacated Poplar Street, adjacent to Lots 23 through 30, inclusive;

ALSO TOGETHER WITH that portion of vacated Vashon Avenue adjacent to Lots 1 and 30, and said alley; EXCEPT that portion conveyed by Quit Claim Deed recorded April 29, 1991, under Auditor's File No. 9104290022, described as:

The East ½ of that portion of vacated Vashon Avenue lying Southerly of the South line of Walnut Street as said roads were shown on the Plat of "CITY OF NORTH ANACORTES", as per plat recorded February 2, 1890, in Volume 3 of Plats, page 23 ½, records of Skagit County, Washington.

All as would attach to said premises by operation of law.

Subject to: Covenants, Conditions, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

Dated 10/23/06

Susan Briggs
Susan Briggs

#5478
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 24 2006

Amount Paid \$
Skagit Co. Treasurer
By BR

1963.00

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Susan Briggs Churchill, 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: 10-23-06

Shirley Rose Laxum
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Roy V. Callero and Donna M. Callero
Dated: April 25, 2000
Recorded: May 2, 2000
Auditor's No.: 200005020097
Purpose: Road access and Utility Easement
Area Affected: Portion of the subject property

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.: 200608280151
Document Title: Plat Lot of Record Certification
Regarding: Development rights



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