

When recorded return to:

Anna Ferdinand  
5847 Main Avenue  
Bow, WA 98232

Recorded at the request of:  
First American Title  
File Number: B89614



200611020079

Skagit County Auditor

11/2/2006 Page 1 of 3 1:29PM

### Statutory Warranty Deed

THE GRANTOR Max A. Taubert, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anna W. Ferdinand, a married woman\* the following described real estate, situated in the County of Skagit, State of Washington \*as her sole and separate property

Abbreviated Legal:

Lots 1-4, Block 16, "HALLER'S SECOND ADDITION TO THE TOWN OF EDISON"

For Full Legal See Attached Exhibit "A"

FIRST AMERICAN TITLE CO.

B89614E-2

Tax Parcel Number(s): 4099-016-004-0006, P72999

SUBJECT TO SCHEDULE B-1 ATTACHED HERETO AS EXHIBIT "B"

Dated 10-17-06

  
Max A. Taubert

5690  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 02 2006

Amount Paid \$4455. -  
Skagit Co. Treasurer  
By up

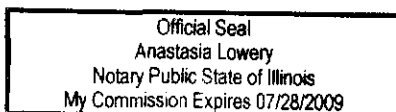
STATE OF ILLINOIS }  
COUNTY OF Will } SS:

I certify that I know or have satisfactory evidence that Max A. Taubert, 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: 10/17/06



Notary Public in and for the State of ILLINOIS  
Residing at 151 E Wacker Dr  
My appointment expires: 7-28-09



## EXHIBIT A

### PARCEL "A"

Lots 1, 2, 3 and 4, Block 16, "EDISON HALLER'S ADDITIONS", as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington.

### PARCEL "B"

Commencing at point of beginning at the Southwest corner of Block 16 of "EDISON HALLER'S ADDITIONS", according to the plat thereof recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington; thence South  $0^{\circ}35'14''$  East a distance of 20.00 feet; thence North  $89^{\circ}24'46''$  East 135.00 feet, more or less to the South extension of the centerline of the centerline of the alleyway between Block 16 and Block 19; thence North  $0^{\circ}35'14''$  West a distance of 140.00 feet, more or less to the East extension of the North boundary line of Lot 4, Block 16; thence South  $89^{\circ}24'46''$  West 15 feet, more or less, to the Northeast corner of Lot 4 Block 16; thence South along the East boundary line of Block 16 to the Southeast corner of Block 16; thence West along the South boundary line of Block 16 to the point of beginning.



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EXHIBIT "B"

Order No: B89614

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Dated: April 2, 1997  
Recorded: July 2, 1997  
Auditor's No.: 9707020079  
Purpose: Sewage facilities  
Area Affected: Location not disclosed

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.: 200507270013  
Document Title: Low Flow Mitigation Summary  
Regarding: Protect groundwater quality

Auditor's File No.: 200507270014  
Document Title: Title Notification – Special Flood Hazard Area  
Regarding: Building codes for new construction

Auditor's File No.: 200506100114  
Document Title: Title Notification  
Regarding: Term to development adjacent to designated Natural Resource Land

Auditor's File No.: 200606190227  
Document Title: Plat Lot of Record Certification  
Regarding: Lots 3 and 4



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