

When recorded return to:

Mr. and Mrs. Robert P. Papadakis  
2200 22nd Street  
Anacortes, WA 98221



200611070099  
Skagit County Auditor

11/7/2006 Page 1 of 4 1:30PM

Recorded at the request of:  
First American Title  
File Number: A89705

## Statutory Warranty Deed

THE GRANTOR Island Development, 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 Robert P. Papadakis and Jeannette L. Papadakis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. vacated 22nd Street adjacent to Blocks 213-214, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P122544, 3772-214-005-0100

A89705E-1

That portion of 22<sup>nd</sup> Street right-of-way as shown on the Plat of Anacortes, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; lying West of the West right-of-way line of D Avenue, and Easterly of an arc, concave to the West, having a radius of 51.00 feet, the radius point of said arc is situated on the centerline of said 22<sup>nd</sup> Street a distance of 169.50 feet Easterly of the intersection of C Avenue and 22<sup>nd</sup> Street.

(As vacated by City of Anacortes Ordinance 2689, recorded February 14, 2005 under Skagit County Auditor's File No. 200502140191).

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

The subject property is hereby made subject to and the owners of said property shall be bound by all of the provisions and conditions contained in "Declaration of Protective Covenants for Windward", as recorded under Skagit County Auditor File No. 200103190182, records of Skagit County, Washington. Those covenants shall be a covenant running with the land. At such time as the lot owners of the Windward subdivision, as identified in the said Declaration of Protective Covenants for Windward, record their acceptance of the subject parcel as a lot within the Windward Owner's Association, a Washington non-profit corporation (UBI No. 602-132-088), as described in said Covenants, then the subject property shall be included as a member of the Association and shall have the rights of a *Lot Owner*, within the meaning of said covenants.

Dated October 29, 2006

Island Development, LLC

By: Charles H. Barefield, Member

By: Vincent F. Ventimiglia, Member

5772  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 07 2006

Amount Paid \$ 9200.87  
Skagit Co. Treasurer  
By: LP

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles H. Barefield and Vincent F. Ventimiglia  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge they signed this instrument, on oath stated they  
is/are authorized to execute the instrument and acknowledge that as the  
Members of Island Development, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-2-06

Chicki Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-09



200611070099

Skagit County Auditor

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN INSTRUMENT**

Executed by: City of Anacortes  
H. Dean Maxwell, Mayor  
Recorded: February 14, 2005  
Auditor's No.: 200502140191  
As Follows: The City of Anacortes hereby reserves an easement for ingress, egress, landscaping and utilities, as set forth in Exhibit A, to serve single family residences, for the benefit of Lot 11, Lot 12, Lot 14 and Lot 15 as shown on Record of Survey filed under Auditor's File No. 200201240260, records of Skagit County, Washington; over and across the subject tract  
Affects: Portion of the subject property

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

Recorded: January 24, 2002  
Auditor's No.: 200201240260

Said matters include but are not limited to the following:

1. A utility easement as shown on the survey hereby reserved for and conveyed to the City of Anacortes; Puget Sound Energy; GTE Telephone Company; Cascade Natural Gas Company and AT&T Cable Television Company and their respective successors and assigns under and upon the property in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purposes of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
2. A 10 foot drainage easement affecting Lots 14, 15 and 16 of Survey.
3. A 10 foot sanitary sewer easement affecting Lots 15 and 16 of Survey.
4. Utility, road and sidewalk easement affecting Lots 10, 11, 15 and 16 of Survey.

**C. Rights associated with and/or location of retention pond as disclosed by inspection made by this Company.**



200611070099  
Skagit County Auditor

**D. RESERVATION CONTAINED IN INSTRUMENT**

Executed by:  
Recorded:  
Auditor's No.:  
As Follows:

Island Development, LLC  
November 29, 2004  
200411290172

The Grantor herein reserves all right, title and interest, present and future, to that portion of 22<sup>nd</sup> Street, along the South side of the property conveyed herein, which upon vacation would otherwise attach to the property conveyed herein

**E. Easements for ingress, egress and utilities benefiting adjoining property as disclosed by inspection of subject property.**

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

Dated:  
Recorded:  
Auditor's No.:  
Affects:

November 1, 2006  
November 2, 2006  
200611020037  
Driveway



200611070099  
Skagit County Auditor