

When recorded return to:

Lori Turner Nail, Trustee
Christine M. Lancaster, Trustee
1900 Creekside Place
Anacortes, WA 98221



200611210177
Skagit County Auditor

11/21/2006 Page 1 of 2 1:42PM

Recorded at the request of:
First American Title
File Number: A89628

Statutory Warranty Deed

THE GRANTOR Lexie Lamborn, Successor Trustee of the John E. Davis Irrevocable Trust dated October 2, 2003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lori Turner Nail, a married woman as her separate estate, as to an undivided 25% interest, and Christine M. Lancaster, Trustee of the Lancaster Family Bypass Trust dated December 23, 1996, as to an undivided 75% interest, as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 65, "CREEKSIDE VILLAGE PHASE III, DIVISION 2"

FIRST AMERICAN TITLE CO.

A89628E-1

Tax Parcel Number(s): P99873, 4569-000-065-0004

Lot 65, "CREEKSIDE VILLAGE PHASE III, DIVISION 2", according to the plat thereof recorded in Volume 15 of Plats, Pages 12 and 13, records of Skagit County, Washington.

Dated November 20, 2006

John E. Davis Irrevocable Trust

Lexie Lamborn Successor Trustee
By: Lexie Lamborn, Trustee

5979
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 21 2006

7125.00
Amount Paid to
Skagit Co. Treasurer
By *CP*

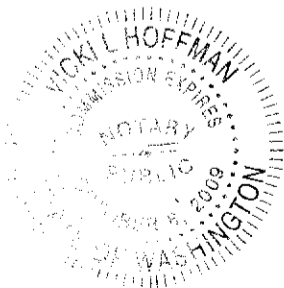
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lexie Lamborn is/are the person(s) who appeared before me, and said person(s) acknowledge she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Trustee of John E. Davis Irrevocable Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-20-06

Wicki L Hoffman

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



EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Creekside Village, Phase III, Division 2
Recorded: October 29, 1991
Auditor's No: 9110290107

Said matters include but are not limited to the following:

1. A non-exclusive easement is hereby granted to the City of Anacortes, Puget Sound Power & Light Company, GTE Northwest, Inc., Cascade Natural Gas Corporation, TCI Cablevision of Washington, Inc., (and their respective heirs and assigns) over, under and across those portions of Tract "A" (private road) and Tract "B" (common area) in the Plat of "CREEKSIDE VILLAGE, PHASE III, DIVISION 2", wherein the above grantees have facilities presently constructed. This easement is for the purpose of allowing the grantees at all times ingress, egress and the right to install, lay, construct, renew, operate and maintain underground pipes, conduits, cables, wires and other structures or equipment appurtenant to the business of supplying utility services.

2. Know all Men by these Presents that Creekside Village Development Company, a corporation, owner in fee simple of the land hereby platted, and Washington Federal Savings and Loan Association, mortgagee, do hereby declare this Plat as their free and voluntary act and deed and dedicate the areas shown on the Plat as private road and as common area to the common use and enjoyment of the Creekside Village Home Owners Association as more fully described in the Declaration of Covenants, Conditions and Restrictions recorded under Auditor's File No. 8912040056.

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

Dated: December 4, 1989
Recorded: December 4, 1989
Auditor's No: 8912040056
Executed by: Creekside Village Development Company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENTS:

Recorded: May 8, 1990, August 15, 1991, April 17, 2000,
October 4, 2000 and April 16, 2002
Auditor's Nos: 9005080112, 9108150102, 200004170124,
200010040019, 200010040020 and 200204160118
200610250035



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