

When recorded return to:

James P. Shell
3702 West 7th Street
Anacortes, WA 98221



200612290178
Skagit County Auditor

12/29/2006 Page 1 of 2 4:11PM

Recorded at the request of:
First American Title
File Number: A84644

Statutory Warranty Deed

THE GRANTOR Check Check and Rhodes, 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 James P. Shell, an unmarried man, the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 12, 13 and the Westerly 10 feet of Lot 11, Block 1113, "NORTHERN PACIFIC ADDITION TO ANACORTES" (aka Lot 6, Survey #200406290201)

FIRST AMERICAN TITLE CO.

A84644E-1

Tax Parcel Number(s): P58244, 3809-113-013-0003

Lots 12, 13 and the Westerly 10 feet of Lot 11, Block 1113, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington;

(Also known as Lot 6 of Survey recorded June 29, 2004, under Auditor's File No. 200406290201, records of Skagit County, Washington).

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

Dated December 27, 2006

#6593
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Check Check and Rhodes, LLC

J. Phillip Rhodes
By: J. Phillip Rhodes, Managing Member

DEC 29 2006

Amount Paid: 7570.00
By: [Signature]
Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that J. Phillip Rhodes 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 Check Check and Rhodes, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-29-06

Chicki L Hoffman



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

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: July 28, 2003
Recorded: August 4, 2003
Auditor's No.: 200308040105
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more utility systems for purposes of transmission and/or distribution and sale of electricity
Location: Portion of the subject property

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

Recorded: June 29, 2004
Auditor's No.: 200406290201

Said matters include but are not limited to the following:

1. Ten (10) foot drainage easement along Easterly boundary.



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