

When recorded return to:

Mr. and Mrs. Fredrick J. Nielsen
2219 18th Street
Anacortes, WA 98221



200701160145
Skagit County Auditor

Recorded at the request of:
First American Title
File Number: A88820

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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 Fredrick J. Nielsen and Elizabeth A. Nielsen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 5, "PLAT OF WINDWARD VILLAGE"

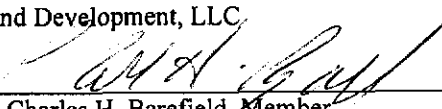
FIRST AMERICAN TITLE CO.
A88820E-1


Tax Parcel Number(s): P121662, 4837-000-005-0000

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.
Lot 5, "PLAT OF WINDWARD VILLAGE" as per plat recorded June 14, 2004 under Auditor's File No. 200406140129, records of Skagit County, Washington.

Dated January 5, 2007

Island Development, LLC

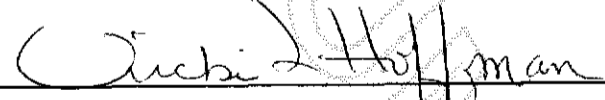

By: Charles H. Barefield, Member


By: Vincent F. Ventimiglia, Member

STATE OF Washington }
COUNTY OF Skagit } SS:

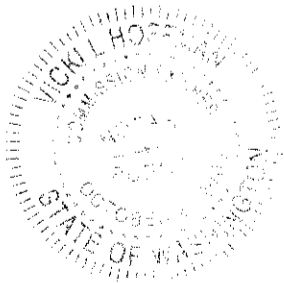
I certify that I know or have satisfactory evidence that Charles H. Barefield and Vincent F. Ventimiglia is/are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the 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: 1-10-07



Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10-8-09



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 16 2007

Amount Paid \$ 8192.11
County Treasurers
Deposits

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 18, 2003
Recorded: February 24, 2003
Auditor's No: 200302240288
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

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

Plat/Subdivision Name: Windward Village
Recorded: June 14, 2004
Auditor's No.: 200406140129

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, Inc., Verizon Telephone Company, Cascade Natural Gas Company, and Comcast Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) and adjacent to "D" Avenue as shown 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 purpose 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. In addition to the above utility easement a 10' wide easement is hereby reserved for and conveyed to the City of Anacortes across Lots 12, 13 and 14 as shown on the plat for the same purposes as stated above. Should excavation be required for maintenance the grantee shall restore the easement area to natural grade condition only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.
3. An easement is hereby granted to the City of Anacortes on and across Lots 7, 11, 12, 2 and 3 as shown on the plat for the same purposes as stated in Item 1. Restoration shall be as described in Item 2.



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4. All 4", 6" and 8" storm drain pipe located in the street right-of-way and within utility easements for all lots will remain private and the responsibility of the property owners.
5. The private utility and access easements on and across Lots 3, 4, 5, 6, 7, 12, 13, 14, 16, 19 and Tract B as shown on the plat will remain private and shall be operated, maintained and restored to prior condition following any maintenance by the property owners which they serve.
6. A water quality and detention pond Tract A is hereby conveyed to the City of Anacortes for access and maintenance of the storm drainage system and pond located on said tract.
7. A pedestrian access Tract B is hereby conveyed to the City of Anacortes for construction, access and maintenance of a pedestrian access trail system and for access and maintenance of a storm drainage system located in the tract.
8. A sidewalk and pedestrian easement is hereby conveyed to the City of Anacortes along the front and upon the exterior twenty (20) inches of front boundary lines of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) for the purpose of pedestrian access and sidewalk encroachment.
9. "...the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."
10. Water Supply – City of Anacortes
11. Sewer Disposal – City of Anacortes
12. There shall be no access for Lots 1, 13, 14 and 15 to "D" Avenue.
13. Conditions for Preliminary Plat approval as shown on Sheet 3 of said Plat.

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

Dated:	March 22, 2004
Recorded:	October 22, 2004
Auditor's No.:	200410220078
Executed By:	Vincent F. Ventimiglia and Charles H. Barefield



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