

When recorded return to:

Vincent Ventimiglia, Member
P.O. Box 1956
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A90801

200703150023
Skagit County Auditor
3/15/2007 Page 1 of 2 9:24AM

Statutory Warranty Deed

THE GRANTORS Modesta G. Flath, an unmarried woman, and Joseph Pfeffer and Marie Pfeffer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Island Design Works, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 16, 17 and Ptn. Lot 18, Block 232, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

FIRST AMERICAN TITLE CO.

A90801E

Tax Parcel Number(s): P99307, 3772-232-018-0000

Lots 16 and 17 and the West 1/2 of Lot 18, Block 232, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

(Also known as Lot F of Survey recorded on May 15, 1991 under Auditor's File No. 9105150017.)

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

Dated February 28, 2007

Joseph Pfeffer

Joseph Pfeffer

Modesta G. Flath

Modesta G. Flath

Marie Pfeffer

Marie Pfeffer

#1155
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2007

178500
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

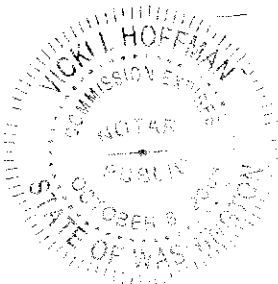
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joseph Pfeffer, Marie Pfeffer and Modesta G. Flath, 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: 3-14-07

Vicki 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
RECORDED SURVEY:**

Recorded: May 15, 1991
Auditor's No.: 9105150017
Affects: Subject property and other property

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Windward Development, et al
Dated: October 13, 2004
Recorded: November 19, 2004
Auditor's No.: 200411190063
Regarding: Latecomers Agreement No. 2004-1



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Skagit County Auditor