

When recorded return to:

Eric L. Johnson
2304 18th Street
Anacortes, WA 98221



200703290080
Skagit County Auditor

3/29/2007 Page 1 of 3 11:25AM

Recorded at the request of:
First American Title
File Number: A90853

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 Eric L. Johnson, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.
A90853E-1

Abbreviated Legal:
Ptn. Lots 18-20, Block 232, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"; (aka Tract "E")

Tax Parcel Number(s): P56330, 3772-232-020-0005

Lots 20, 19 and East 1/2 of 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 "E" (Block 232) of that Survey recorded May 15, 1991, under Skagit County Auditor's File No. 9105150017, filed in Volume 11 of Surveys, page 55)

This property shall be subject to all the Covenants, Conditions and Restrictions as set forth in the Protective Covenants of Windward Village recorded October 22, 2004 under Skagit County Auditor File No. 200410220078 and any amendments thereto. The grantor and their successors in interest shall become a Lot Owner as defined in said covenants upon approval of the subject property for inclusion within the subdivision in accordance with the provisions for addition of lots under the said covenants. In addition, the lot owner of record shall become a voting member of the Windward Village Homeowners Association Non Profit Corporation upon acceptance to such membership by the said owners association.

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

Dated March 15, 2007

Island Development, LLC

By: Charles H. Barefield, Member

By: Vincent F. Ventimiglia, Member

1398
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2007

Amount Paid \$ 9261.00
By Skagit Co. Treasurer Deputy

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: 3-21-07

Vicki L Hoffman

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



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EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Windward Development
Dated: October 13, 2004
Recorded: November 19, 2004
Auditor's No.: 200411190063
Regarding: Street/road and water improvements along 18th Street
and along 19th Street and "C" Avenue

B. 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

It is our understanding the forth coming deed will contain languages that will subject this property to said covenants.



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3/29/2007 Page

3 of

3 11:25AM