



200704100094
Skagit County Auditor

4/10/2007 Page 1 of 4 1:54PM

When recorded return to:

Mr. and Mrs. Scott W Fromme
1920 Hastie Lake Road
Oak Harbor, WA 98277

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00101-07

Grantor: Robert Crawford, LeeAnn Crawford, Antonio Howard Robinson and Cheryl Linda-Hirst Robinson
Grantee: Scott W Fromme and Laura J Fromme

Statutory Warranty Deed

THE GRANTORS Robert Crawford and LeeAnn Crawford, Husband and Wife, Antonio Howard Robinson and Cheryl Linda-Hirst Robinson, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE in hand paid, conveys and warrants to Scott W Fromme and Laura J Fromme, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

91258-1

Abbreviated Legal:

Lots 8 to 14, Block 9, together with Ptn. Lots 1 to 3, Block 6, "MAP OF FIDALGO CITY, SKAGIT CO., Washington.

FULL LEGAL DESCRIPTION HERE TO ATTACHED AND BY REFERENCE MADE APART

SUBJECT TO: ATTACHED SCHEDULE B 1

Tax Parcel Number(s): 4101-009-014-0005 P73023

Dated April 5, 2007

Robert Crawford

Antonio Howard Robinson

LeeAnn Crawford

Cheryl Linda-Hirst Robinson
1639
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 10 2007

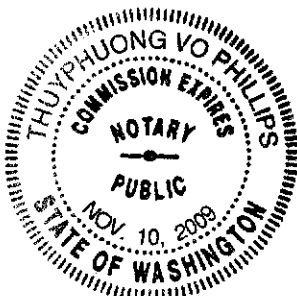
Amount Paid \$ 7036.00
Skagit County Treasurer
By: Deputy

STATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Robert Crawford, LeeAnn Crawford, Antonio Howard Robinson and Cheryl Linda-Hirst Robinson are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 6 2007

Notary Public in and for the State of Washington,
Residing at: Portwell Washington
My appointment expires: November 10 2009



Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lots 8 through 14, inclusive, Block 9, "MAP OF FIDALGO CITY", according to the plat thereof, recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH that portion of Lots 1, 2 and 3 of Block 6 "MAP OF FIDALGO CITY" as per plat recorded in Volume 2 of Plats, Page 113, records of Skagit County, Washington, TOGETHER WITH those portions of vacated or vacatable Oliver Avenue, 11th Street and Lake Avenue that would revert thereto by operation of law lying Westerly of the centerline of the alley in Block 9 of said plat extended North.

TOGETHER WITH the East ½ of Oliver Avenue, the North ½ of 10th Street and the West ½ of the alley in said Block 9, as set forth in agreed Judgment Quieting Title under Skagit County Superior Court Cause No. 91-2-00549-7 and recorded November 1, 1999 under Auditor's File No. 9111010074, as would attach by operation law.

TOGETHER WITH a non-exclusive easement for access purposes as described in easement recorded under Auditor's File No. 9505080070.



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Schedule "B-1"

EXCEPTIONS:

A. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 8, 1995
Auditor's No.: 9505080070
Purpose: Road access and septic reserve area
Area Affected: Subject property

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Jeffrey A. Reed and Susan G. Reed
Recorded: Skagit County
Auditor's No.: 9506130002
Regarding: Alternative Sewage System Installations

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Recorded: September 15, 1995
Auditor's No.: 9509150074

Said matters include but are not limited to the following:

1. Encroachment of stairs and landing of neighbors property
2. TOGETHER WITH and SUBJECT TO stairway easement rights as may be established.
3. Unable to determine whether or not "stairway easement rights" have been established.

D. The right of the City of Anacortes to overflow the shorelands of Lake Campbell, as established by an order from the Commissioner of Public Lands, recorded May 21, 1925 as Auditor's File No. 184080.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Any prohibition or limitation on the use, occupancy of improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.



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G. Encroachment by adjoining owners in their exercise of their right to use the waters of Lake Campbell.

H. Any adverse claim by reason of the question of location, boundary, or area of said land which may be dependent upon the location of the line of ordinary high water of Lake Campbell.

I. Any adverse claim based upon the assertion or determination that some portion of said land is tide or submerged land.

J. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: July 20, 1995
Auditor's No: 9507200075

K. RESERVATION CONTAINED IN DEED

Executed by: Robert G. Crawford and Lee Ann Crawford, husband and wife

Recorded: November 23, 2005

Auditor's No.: 200511230111

As Follows: The above described property will be combined or aggregated with contiguous property owned by the Grantees to the South. This boundary line adjustment is not for the purposes of creating an additional building lot.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert G. Crawford and Lee Ann Crawford, husband and wife

Dated: November 18, 2005

Recorded: November 23, 2005

Auditor's No.: 200511230113

Purpose: A non-exclusive easement for pedestrian ingress and egress over and across that certain stairway and path delineated on the face of that certain Survey recorded July 20, 1995 as Auditor's File No. 9507200075 over and across Lots 8 through 14, inclusive, Block 9, "MAP OF FIDALGO CITY" as per plat recorded in Volume 2 of Plats, Page 113 together with rights of ingress and egress from the North end of said stairway Northeasterly to the Grantee's property to the East.



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