

When recorded return to:

Mr. and Mrs. Matthew Nolan
2212 18th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91301



200705030129

Skagit County Auditor

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Statutory Warranty Deed

A91301E-1
FIRST AMERICAN TITLE CO.

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 Matthew Nolan and Miranda Blake, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 13, all of Lots 14 and 15, Block 209, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P56262, 3772-209-015-0000

The East 15 feet of Lot 13, all of Lots 14 and 15, Block 209, "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 "D" (Block 209) of that Survey recorded May 15, 1991, under Skagit County Auditor's File No. 9105150017, filed in Volume 11 of Surveys, page 55).

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

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 thereof. 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.

Dated April 20, 2007

Island Development, LLC


By: Vincent F. Ventimiglia, Member


By: Charles H. Barefield

2122
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2007

Amount Paid \$ 7693.71
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vincent F. Ventimiglia and Charles H. Barefield
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: 4-24-07

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: Talton Dickey
Dated: July, 1991
Recorded: May 3, 1995
Auditor's No.: 9505030030
Regarding: A sanitary sewer extension in the alley between 17th and 18th Streets and "C" and "D" Avenues in the City of Anacortes
Affects: Parcel "C"

B. 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
Affects: Parcel "C"

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

Recorded: May 19, 1991
Auditor's No.: 9105150017
Affects: Subject property and includes other property



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