

When recorded return to:

Mr. Caleb McDonald  
811 36th Street  
Anacortes, WA 98221



200705070125  
Skagit County Auditor

5/7/2007 Page 1 of 2 11:24AM

Recorded at the request of:  
First American Title  
File Number: A91273

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.  
A91273E-1

THE GRANTORS Thomas W. Walters and Lynn M. Swiatkowski, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Caleb R. McDonald, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lots 7 and 8, Block 12, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES"

Tax Parcel Number(s): P56645, 3775-012-008-0004

Lots 7 and 8, Block 12, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington;

TOGETHER WITH the North 1/2 of vacated alley, as vacated under Ordinance No. 475 and recorded March 17, 1911, under Auditor's File No. 83886, records of Skagit County, Washington, as would attach by operation of law.

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

Dated April 25, 2007

Thomas W. Walters

Lynn M. Swiatkowski

2157  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 07 2007

Amount Paid \$ 4615.20  
Skagit County Treasurer  
By:

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas W. Walters and Lynn M. Swiatkowski, 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: 5-2-07

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



**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee:	City of Anacortes
Dated:	September 2, 1954
Recorded:	November 13, 1961
Auditor's No.:	614409
Purpose:	Construct, installing, etc. underground sewer system
Area Affected:	The exact location of said right-of-way is not disclosed on the record



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