

When recorded return to:

Mr. and Mrs. David Luecke
5003 Doon Way
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A89894



200705090085

Skagit County Auditor

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO

A89894E2

THE GRANTORS Stephanie A. Jade Cox, who acquired title as Stephanie A. Jade and John-Paul Russell Cox, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Luecke and Diane Van Ackeren, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3809-401-010-0300, P116202

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

Dated April 30, 2007

Stephanie A. Jade Cox
BY POA

John-Paul Russell Cox
2211
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 09 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 12287.00
By Skagit Co. Treasurer
Deputy

On this day of May 2007 before me personally appeared John-Paul Russell Cox, to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Stephanie A. Jade Cox and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

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

EXHIBIT A

Commencing at the Southeast corner of Lot 4, in Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington; thence North 69°42'24" East 10 feet along the Southerly boundary of Lot 3 in said Block 1401 to the point of beginning; thence North 20°17'36" West 127.63 feet parallel to the East line of said Lot 4; thence South 69°42'24" West 90.00 feet to a point that lies 10 feet East of the East line of Lot 7 in said Block 1401; thence North 20°17'48" West 48.82 feet to the North line of said Block 1401 and the South line of the right-of-way of the Great Northern Railway Company; thence North 20°17'36" West 135.29 feet to a point on a curve to the right whose radius bears North 23°56'41" West 2640.00 feet, with a delta of 01°56'00"; thence along said curve to the right 89.09 feet; thence North 67°59'20" East 36.39 feet; thence South 32°01'28" West 51.01 feet; thence South 20°17'36" East 105.09 feet to the North line of said Block 1401; thence South 20°17'36" East 23.10 feet; thence North 69°42'24" East 17.43 feet; thence South 65°17'35" East 24.85 feet; thence South 20°17'36" East 140.06 feet to the South boundary of said Block 1401; thence South 69°42'24" West 30.00 feet along said boundary to the point of beginning.

(Also known as Lot 3 of that Survey recorded August 12, 2004, under Skagit County Auditor's File No. 200408120020, said Survey being a revision of that Survey recorded April 23, 1999, under Auditor's File No. 9904230058.)



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EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: NOVEMBER 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership,
by Great Western Investment Co. Inc., General Partner,
by Albert Balch, President

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 1, 2001
Recorded: October 31, 2001
Auditor's No: 200110310175
Executed by: Seacrest Real Estate Development, a limited liability company

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

Recorded: October 31, 2001
Auditor's No: 200110310176
Purpose: Utility and Block Wall Maintenance, ingress and egress for Lots 2, 3 and 4, and utility systems, lines, fixtures and appurtenances attached thereto, a trail and gazebo

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Seacrest Real Estate Development, LLC, a Washington limited liability company
And: James T. Hunter and Cornelia S. Hunter
Dated: October 25, 2001
Recorded: October 31, 2001
Auditor's No: 200110310177
Regarding: Height and Building Envelope Restriction

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

Recorded: August 12, 2004
Auditor's No.: 200408120020
Affects: Subject property

This Survey was done to locate a new location of the Lot line between Lots 3 and Lot 4 as shown on the record of Survey recorded in Volume 21 of Surveys, page 187, filed under Auditor's File No. 9904230058.



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