



200705310087
Skagit County Auditor

When recorded return to:

Mr. and Mrs. Stephen C. Oakley
2113 Meadows Lane
Anacortes, WA 98221

5/31/2007 Page 1 of 2 11:22AM

Recorded at the request of:
First American Title
File Number: A91649

Statutory Warranty Deed

THE GRANTORS Scott Farr and Melanie Farr, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen C. Oakley and Jean M. Oakley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A91649E-2

Abbreviated Legal:
Lot 8, "PLAT OF THE MEADOWS, DIV. NO. 1"

Tax Parcel Number(s): P114042, 4725-006-008-0000

Lot 8, "PLAT OF THE MEADOWS, DIV. NO. 1", according to the plat thereof recorded in Volume 17 of Plats, pages 38 and 39, records of Skagit County, Washington.

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

Dated May 18, 2007

Scott Farr by Melanie Farr, POA Melanie Farr
Melanie Farr

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

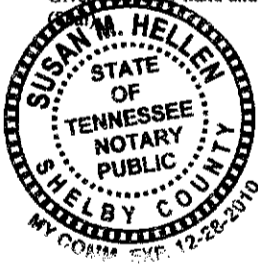
2544
MAY 31 2007

STATE OF Tennessee)
COUNTY OF Skagit) SS:

Amount Paid \$ 6235.87
Skagit Co. Treasurer
By [Signature] Deputy

On this 18th day of May 2007 before me personally appeared
Melanie Farr, to me known to be the individual described in and
who executed the foregoing instrument for her self and as Attorney in Fact for Scott Farr
and acknowledged that she signed and
sealed the same as her free and voluntary act and deed for her self and also as her
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been revoked and that the said principal is now living, and is not incompetent.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.



[Signature]
Notary Public in and for the State of Tennessee
Residing at 1144 Poplar Avenue
My appointment expires: 12/20/2008

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Raymond C. Goett and T. Kelly Larkin
And: Berentson LLC and Rock Ridge LLC
Dated: January 19, 1998
Recorded: January 23, 1998
Auditor's No: 9801230041
Regarding: Storm water and sewer line easement agreement

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Meadows, Div. No. 1
Recorded: December 14, 1998
Auditor's No: 9812140068

Said matters include but are not limited to the following:

1. Sewage Disposal - City of Anacortes
2. Water - City of Anacortes
3. No building permit shall be issued for any lot without a Deed Restriction being recorded that stipulates that the property owner will not oppose development by others of street improvements connecting with the street system to the South.
4. An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, as shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated with the understanding that any Grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
5. Know all men by these presents that Fidalgo Northwest, LLC and Horizon Bank, owners in fee simple or mortgage holder of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
6. Utility Easement(s)
7. Drainage Easement(s)
8. Fence lines



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