



200706290049

Skagit County Auditor

6/29/2007 Page

1 of

2 9:35AM

When recorded return to:

John H. Fahey
PO Box 865
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91970

Statutory Warranty Deed

THE GRANTOR William J. Mendum, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 tax deferred exchange, in hand paid, conveys and warrants to John H. Fahey, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 17 and 18, Block 3, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH."


FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P58791, 3813-003-018-0005

Lots 17 and 18, Block 3, "SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

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

Dated June 18, 2007


William J. Mendum

3058
SKAGIT COUNTY WASHINGTON
STATE TAX

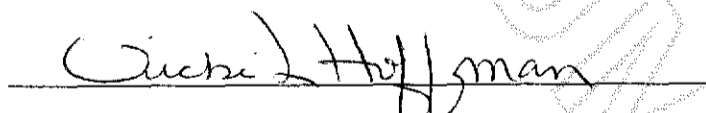
JUN 29 2007

Amount Paid \$ 4490.60
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William J. Mendum, 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: 6-25-07


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



EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 23, 1974
Recorded: January 7, 1975
Auditor's No.: 812083
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects: A right of way 7 feet in width having 3-1/2 feet of such width on each side of a centerline of the front lot lines on the subject property

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: James R. Pemberton and Beth L. Pemberton, husband and wife
Dated: May 23, 1978
Recorded: July 10, 1978
Auditor's No.: 883028
Regarding: Paying for all costs incurred in removing said fence from the City right of way, and shall not hold City of Anacortes liable for damage to any portion of the fence which is or is not on City right-of-way. Removal of the fence from City right-of-way shall be completed within a reasonable time upon written notice from the City to do so.
Affects: Fifteen (15) feet into and/or upon the City right-of-way in Commercial Avenue



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