



200707310083

Skagit County Auditor

7/31/2007 Page

1 of

2 11:39AM

When recorded return to:

William D. Bryant, Jr.
2612 16th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91883

Statutory Warranty Deed

THE GRANTOR Double F. Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Daniel Bryant, Jr., an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Block 2, "G. KELLOG'S ADDITION TO THE CITY OF ANACORTES, WASH."

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P125148, 3801-002-017-0100

A91883E-1

Beginning at the Southeast corner of Lot 17, Block 2, of "G. KELLOG'S ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 1 of Plats, Page 39, records of Skagit County, Washington; thence South 89°40'59" West a distance of 84.52 feet along the South line of said block; thence North 0°08'20" West a distance of 6.95 feet; thence North 89°40'59" East a distance of 16.48 feet; thence North 8°34'48" East a distance of 20.50 feet; thence North 0°08'20" West a distance of 28.69 feet; thence North 21°02'30" West a distance of 42.82 feet; thence South 89°40'59" West a distance of 87.51 feet; thence North 0°08'20" West a distance of 12.29 feet; thence North 89°41'08" East a distance of 15.00 feet; thence South 0°14'39" East a distance of 8.21 feet; thence North 89°40'59" East a distance of 152.71 feet along the North line of said block; thence South 0°08'20" East a distance of 100.00 feet to the point of beginning.

(Also known as Parcel B of Boundary Line Survey recorded under Auditor's File No. 200607260135.)

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

Dated July 12, 2007

Double F. Inc.

By: Daniel Filler, President

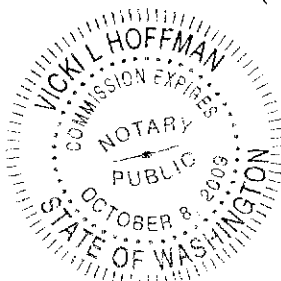
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3606
JUL 31 2007

Amount Paid \$ 10,667.20
Skagit Co. Treasurer
By *AMM* Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Daniel Filler
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
President of Double F. Inc.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-25-07Notary Public in and for the State of WashingtonResiding at ANACORTESMy appointment expires: 10-8-09

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

Recorded: July 26, 2006
Auditor's No.: 200607260135
Affects: Subject property and other property

Said matters include but are not limited to the following:

1. A 4.1 foot wide landscape and maintenance easement over Parcel "B" to benefit Parcel "A".
2. Setback and lot coverage:

Minimum setbacks allow 2 feet of the 4 foot eave overhang to protrude into the setback.
Existing house eaves may protrude 3 feet into the area considered uncovered resulting in a 32% covered area.

3. Survey Notes:

This survey falls completely within a previous survey recorded under Auditor's File No. 200309290016, records of Skagit County, Washington and accepts said survey for section breakdown, exterior dimensions, and basis of bearings.

The above previous survey shows a gap in legal descriptions which is incorporated and eliminated by this boundary line adjustment.

This survey was performed in the field using a Leica TCRA1103 Electronic Total Station.

This survey does not purport to show all encumbrances or easements.

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

Recorded: September 29, 2003
Auditor's No.: 200309290016
Affects: Subject property and other property

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Double F., Inc.
Dated: January 8, 2007
Recorded: January 9, 2007
Auditor's No.: 200701090061
Purpose: Connecting water and sewer line
Area Affected: Subject property and other property



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