



200802140057
Skagit County Auditor

2/14/2008 Page 1 of 2 11:28AM

When recorded return to:

Carol Scott
4008 West 3rd Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number A93789

GUARDIAN NORTHWEST TITLE CO.

A93789E-1

Statutory Warranty Deed

THE GRANTORS Paul D. Birch and Akemi Birch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carol Scott, a married person, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

West 20 feet of Lot 3, all of Lots 4, 5 and 6, Block 1505, "NORTHERN PACIFIC ADDITION TO ANACORTES"

Tax Parcel Number(s): P58421, 3809-505-006-0009

The Westerly 20 feet of Lot 3, and all of Lots 4, 5 and 6, Block 1505, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington;

TOGETHER WITH the Northeasterly 10 feet of vacated West 3rd Street adjacent thereto, vacated by the City of Anacortes under Ordinance No. 2314, which upon vacation reverted to said premises by Operations of Law;

EXCEPT that portion of West 3rd Street lying West of the Easterly 13.26 feet of Lot 6.

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

Dated 1/28/2008

Paul D. Birch

Paul D. Birch

Akemi Birch

Akemi Birch

446
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

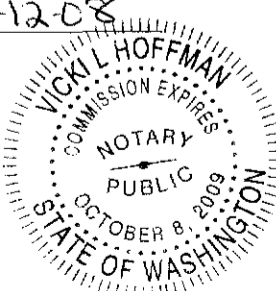
FEB 14 2008

Amount Paid \$ 6769.00
Skagit Co. Treasurer
By *M. Am* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul D. Birch and Akemi Birch, 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: 2-12-08



Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2009

EXHIBIT A

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. Private rights for ingress, egress and utilities, if any, which may have been reserved under the Ordinance which vacated the street or alley adjacent on the Southwest. (Affects vacated portion only.)

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

Dated: March 14, 1994
Recorded: May 11, 1994
Auditor's No.: 9405110086
Executed By:

Darryl C. Knutson, a single man, as his separate property as to an undivided 1/2 interest and in Joel C. Cooper and Vivien J. Cooper, Trustees for the Cooper Family Trust dated January 14, 1992, and Jodie D. Smith and Donna M. Smith, Trustees of the Smith Family Trust dated July 16, 1991, as to the remainder.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Anacortes, a Washington Municipal Corporation
Dated: March 14, 1994
Recorded: May 11, 1994
Auditor's No.: 9405110087
Purpose: Roadway
Area Affected:

Those portions of Lots 5 and 6, Block 1505, and portions of Lots 7 and 8, Block 1506, "NORTHERN PACIFIC ADDITION TO ANACORTES", lying between the West Section Line of Section 23, Township 35 North, Range 1 East, W.M., and a line parallel to and 20 feet Easterly of said West Section Line of Section 23.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co., a Washington corporation
Dated: August 1, 1994
Recorded: August 11, 1994
Auditor's No.: 9408110068
Purpose: Underground Electric System
Affects: The Southerly 10 feet of Block 1505

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

Recorded: December 13, 1993 and March 22, 1995
Auditor's No.: 9312130051 and 9503220029
Affects: Portion of subject property and other property



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