


When recorded return to:

Mr. and Mrs. Joe Halton
516 V Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94908


200807010060
Skagit County Auditor
7/1/2008 Page 1 of 3 11:44AM

Statutory Warranty Deed *A94908*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Joe E. Roberts, who acquired title as a single man, and Judith A. Roberts, who acquired title as a single woman, each as their separate estate, now husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joe Halton and Nancy Cook Halton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion vacated North 1/2 of vacated 6th Street appurtenant to Lots 18, 19 and 20, Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P105216, 3776-013-017-0006

The South 30 feet of the North 40 feet of that portion of vacated 6th Street that attached by operation of law to Lots 18, 19 and 20 of Block 13, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES" as per plat recorded in Volume 2 of Plats, Page 33, records of Skagit County, Washington;

All of the above premises being also known as a portion of Lot "C" of that certain Survey recorded as Auditor's File No. 9603280001 in Volume 18 of Surveys, Page 45, records of Skagit County, Washington.

The above-described property will be combined or aggregated with contiguous property to the North owned by the purchasers. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Ian Munce of the City of Anacortes Planning Department.

The Grantors herein reserve the right to use the access and utility easements delineated on the face of the certain Survey recorded as Auditor's File No. 9603280001 across the property conveyed herein.

2162
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2008

Amount Paid \$ *341.42*
Skagit Co. Treasurer
By *UAM* Deputy

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

Dated 6/27/2008

Joe E. Roberts
Joe E. Roberts

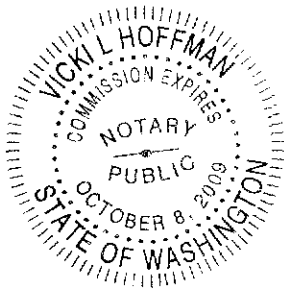
Judith A. Roberts
Judith A. Roberts

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joe E. Roberts and Judith A. Roberts, 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: 6-30-08

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009



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Skagit County Auditor

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Florence G. Rameau, her heirs, administrators or assigns
Recorded: June 13, 1994
Auditor's No: 9406130058
For: Ingress, egress and utilities
Affects: The South 30 feet of the North 40 feet of that portion of vacated 6th Street

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

Recorded: March 28, 1996
Auditor's No: 9603280001

Said matters include but are not limited to the following:

1. Access and utility easement, as delineated.



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