

When recorded return to:

Fred Lynn Wintermantel, Trustee  
Susan Irene Wintermantel, Trustee  
11958 Canyon Ridge Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A95314



200809020092  
Skagit County Auditor

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**Statutory Warranty Deed**

A95314-E

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeanne Wahler, Connie Thoman and Elizabeth Thoman, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fred Lynn Wintermantel, Trustee of the Fred Lynn Wintermantel Revocable Trust and Susan Irene Wintermantel, Trustee of the Susan Irene Wintermantel Revocable Trust the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot AE, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION"

For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P60739, 3841-027-020-0006

Dated 8/11/2008

\_\_\_\_\_  
Jeanne Wahler  
  
\_\_\_\_\_  
Elizabeth Thoman

\_\_\_\_\_  
Connie Thoman

2843  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 02 2008

STATE OF Washington }  
COUNTY OF Skagit } SS:

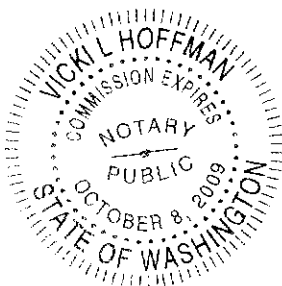
Amount Paid \$ 13,123.60  
By nam Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Jeanne Wahler, Connie Thoman and Elizabeth Thoman, 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: 8-15-08

\_\_\_\_\_  
Vicki L Hoffman

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



## EXHIBIT A

Lot AE, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION", as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

TOGETHER WITH an exclusive surface use easement over that portion of Lot Z "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION" recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington, lying South of that easement identified as "Gas Easement", also known as Fidalgo Bay Community Association Access Trail to Anacortes Community Forest Lands. Said Exclusive Easement shall benefit and be appurtenant to all present and future owners of Lot AE, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION".



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## EXHIBIT B

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation  
Recorded: April 20, 1951  
Auditor's No.: 459750  
Purpose: Electric line  
Area Affected: "Playground Park"

B. Reservation of easement to provide access to City of Anacortes Timber Lands, as reserved in Order of Vacation of Streets recorded July 23, 1984, as Auditor's File No. 8407230001.

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

Dated: April 22, 1991  
Recorded: April 22, 1991  
Auditor's No: 9104220048  
Executed by: John L. Miller and Margaret K. Miller

Said covenants, conditions and restrictions were amended by instruments recorded in the Office of the Skagit County Auditor under Auditor's File Nos. 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052 and 200406250107.

#### D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress  
In Favor Of: City of Anacortes  
Recorded: April 20, 1992  
Auditor's No: 9204200037  
Affects: Portion of easement area

Further access granted to City of Anacortes document recorded December 21, 1994 under Auditor's File No. 9412210105.

E. Easement for ingress, egress and utilities over, across and under the easements set forth on Schedule "C" herein as disclosed by various recorded documents.



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

Recorded: April 20, 1992  
Auditor's No.: 9204200040

Said matters include but are not limited to the following:

1. Easement for road purposes
2. Easement for trail easement
3. Easement for waterline
4. Easement for gasline

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: December 14, 1993  
Recorded: December 20, 1993  
Auditor's No.: 9312200181  
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:

Easement No. 1 All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 13, 2003  
Auditor's No.: 200306130252  
Regarding: On-Site Sewage System Operation and Maintenance Agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 17, 2003  
Auditor's No.: 200307170071  
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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