



200902130072

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Gary N. Curtis  
4792 West Shore Road  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A96424



200902110057

Skagit County Auditor

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## Statutory Warranty Deed

RECORD TO CORRECT LEGAL

A96424-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Willowrose Bay Properties, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary N. Curtis and Betty R. Curtis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 9-22, Block 25 and Ptn. Lots 9-15, Block 30, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON"

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): P60807, 3843-025-022-0000

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

Dated 1/27/2009

Willowrose Bay Properties, LLC

*Edith M. Walden*  
By: Edith M. Walden, Manager

369  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 11 2009

Amount Paid \$ 6341.80  
By *mdm* Skagit Co. Treasurer Deputy

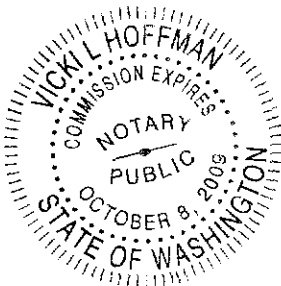
389  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF Washington }  
County of Skagit } SS:

FEB 13 2009

I certify that I know or have satisfactory evidence that Edith M. Walden signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Managing Member of Willowrose Bay Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 2-10-09



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

## EXHIBIT A

### PARCEL "A":

Lots 9 through ~~23~~<sup>22 72c</sup>, inclusive, Block 25, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 23-1/2, records of Skagit County, Washington,

TOGETHER WITH all of the vacated alley lying between Lots 9 through ~~22~~<sup>22 72c</sup> and the ~~South 1/2~~<sup>72c</sup> of the ~~vacated alley adjacent to Lot 23~~ and also TOGETHER WITH the North 1/2 of vacated Poplar Street adjacent to Lots 16 through ~~24~~<sup>22 72c</sup> of said Block 25; all of which has reverted to said premises by operation of law.

### PARCEL "B":

The North 50 feet of Lots 9 through 15, inclusive, Block 30, "CITY OF NORTH ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 23-1/2, records of Skagit County, Washington,

TOGETHER WITH the South 1/2 of vacated Poplar Street adjacent to said Lots 9 through 15 all of which has reverted to said premises by operation of law.



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EXHIBIT "B"

**EXCEPTIONS:**

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

Recorded: January 25, 1990  
Auditor's No.: 9001250003  
Affects: Parcel "B" and other property

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: July 12, 1993  
Recorded: July 15, 1993  
Auditor's No.: 9307150043  
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: Portion of Parcel "A"

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

Executed By: Stephen F. Callero  
Recorded: April 28, 1994  
Auditor's No.: 9404280097  
Regarding: Alternative Sewage System

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.

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: May 2, 1994  
Recorded: May 26, 1994  
Auditor's No.: 9405260005  
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: Portion of Parcel "B"

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

Executed By: Roy Callero  
Recorded: April 1, 1997  
Auditor's No.: 9704010028  
Regarding: Variance Permit

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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