



200907310063  
Skagit County Auditor

7/31/2009 Page 1 of 2 11:25AM

When recorded return to:

Mr. and Mrs. Mark Mannard  
24327 22nd Place So.  
Des Moines, WA 98198

Recorded at the request of:

File Number: A97628

**Statutory Warranty Deed**

*F97628*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James L. Wilkison and Ruth Lake Wilkison, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark Mannard and Judy Mannard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 11-13, Block 243, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): portion of P56383, 3772-243-015-0009

The West 75.00 feet of the following described land:

Lots 11 through 15, Block 243, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington; TOGETHER WITH the East 5.00 feet of "A" Avenue adjoining said Lot 11 as vacated by City of Anacortes Ordinance #2799, known as Parcel "A" of Survey recorded under Auditor's File No. 200905270091.

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

Dated 7/27/2009

*James L. Wilkison*  
James L. Wilkison  
*Ruth Lake Wilkison*  
Ruth Lake Wilkison

*2308*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 31 2009

STATE OF Washington }  
COUNTY OF Skagit } SS:

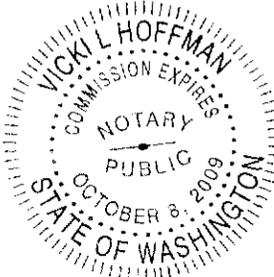
Amount Paid \$ *2497.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that James L. Wilkison and Ruth Lake Wilkison, 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: 7-29-09

*Vicki L Hoffman*  
Vicki L Hoffman

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



# EXHIBIT A

## EXCEPTIONS:

### A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: James and Ruth Lake Wilkison  
And: City of Anacortes  
Dated: September 6, 1991  
Recorded: September 30, 1991  
Auditor's No.: 9109300093  
Regarding: Encroachment into 12<sup>th</sup> Street

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

Recorded: May 27, 2009  
Auditor's No.: 200905270091  
Affects: Subject property and other property

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

Executed By: City of Anacortes  
Recorded: July 2, 2009  
Auditor's No.: 200907020127  
Regarding: Ordinance # 2799

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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