



201006010164

Skagit County Auditor

When recorded return to:

6/1/2010 Page

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3 2:07PM

David J. Jacobson and Sandra Jacobson
3912 Oakes Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A94473

Statutory Warranty Deed

A94473

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James T. Hunter, III and Cornelia S. Hunter, equal tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David J. Jacobson and Sandra Jacobson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 3-7, Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES" (aka Lot 2 of Survey 9904230058)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P116201

Dated 5/12/2010

James T. Hunter III
James T. Hunter III

Cornelia S. Hunter
Cornelia S. Hunter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1576

JUN 01 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 19,941.00
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that James T. Hunter III and Cornelia S. Hunter, 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: 5-20-10

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13

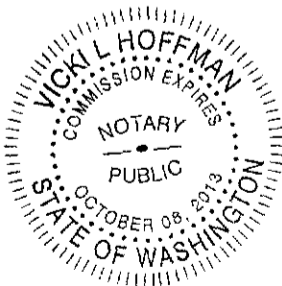


EXHIBIT A

Lot No. 2 of Survey, recorded April 23, 1999 under Auditor's File No. 9904230058 in Volume 21 of Surveys, at pages 187 and 188, more particularly described as follows:

A portion of Lots 3, 4, 5, 6 and 7 of Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the Plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, and portions of the abandoned Great Northern Pacific Railway right-of-way, being more particularly described as follows:

Beginning at a point on the South line of Lot 7, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 7; thence North 69 degrees 42'24" East along the South line of said Block 1401; a distance of 120.00 feet to a point on the South line of said Lot 3, lying 10 feet Easterly as measured perpendicular to the West line of said Lot 3; thence North 20 degrees 17'36" West parallel to and 10 feet Easterly as measured perpendicular, to the West line of said Lot 3, a distance of 127.63; thence South 69 degrees 42'24" West a distance of 90.00 feet; thence North 20 degrees 17'36" West a distance of 48.8 feet, more or less, to the North boundary of said Lot 6; thence continuing North 20 degrees 17'36" West a distance of 135.3 feet, more or less, to a point 15 feet distant Southeasterly, measured at right angles from the centerline of the railway of said Great Northern Railway Company, as located and constructed on March 6, 1940; thence Southwesterly along said right-of-way margin a distance of 30 feet, more or less, to a point lying North 20 degrees 17'36" West from the point of beginning; thence South 20 degrees 17'36" East, a distance of 309.67 feet to the point of beginning.



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EXHIBIT "B"

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

Dated: September 1, 2001
Recorded: October 31, 2001
Auditor's No: 200110310175
Executed by: Seacrest Real Estate Development, a limited liability company

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: October 31, 2001
Auditor's No: 200110310176
Purpose: Utility and Block Wall Maintenance, ingress and egress for Lots 2, 3 and 4, and utility systems, lines, fixtures and appurtenances attached thereto, a trail and gazebo

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Seacrest Real Estate Development, LLC, a Washington limited liability company .
And: James T. Hunter and Cornelia S. Hunter
Dated: October 25, 2001
Recorded: October 31, 2001
Auditor's No: 200110310177
Regarding: Height and Building Envelope Restriction

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

Recorded: April 23, 1999
Auditor's No.: 9904230058
Affects: Subject property and other property

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

Recorded: August 12, 2004
Auditor's No.: 200408120020
Affects: Subject property



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