



201006250056  
Skagit County Auditor

6/25/2010 Page 1 of 2 10:22AM

When recorded return to:

M. Robert Blackwell  
2412 12th Street  
Anacortes, WA 98221

Recorded at the request of:

File Number: A99887

**Statutory Warranty Deed** A99887-1  
**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 M. Robert Blackwell, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 11-15, Block 243, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON"

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

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.

EXCEPT the West 75.00 feet thereof.

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 "A" attached hereto

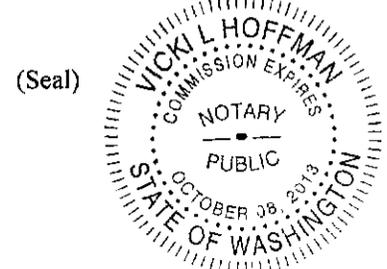
Dated 6/22/2010 <sup>1889</sup> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  
James L. Wilkison James L. Wilkison by Ruth Lake Wilkison P.O.A.  
James L. Wilkison JUN 25 2010 Ruth Lake Wilkison

Amount Paid \$ 4802.10  
Skagit Co. Treasurer  
By Jp Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

On this 23RD day of June 2010 before me personally appeared James L. Wilkison to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Ruth Lake Wilkison and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.



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

# EXHIBIT A

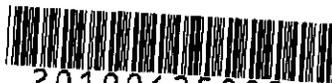
## EXCEPTIONS:

### 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



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