

When recorded return to:

Sean L. Cornett and Brenda S. Cornett
5663 S. Campbell Lake Road
Anacortes, WA 98221



201011150094
Skagit County Auditor

11/15/2010 Page 1 of 5 10:38AM

Recorded at the request of:
Guardian Northwest Title
File Number: A100719

Statutory Warranty Deed

A100719-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Scott F. Oglesbee and Angela T. Oglesbee, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Sean L. Cornett and Brenda S. Cornett, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 1-4 and 11 and all of Lots 5-10, Block 39, and Ptn. Lots 2, 3 and 4, Block 10, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON"

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): P73039, 4101-039-011-0005

Dated NOV. 5, 2010

[Signature]
Scott F. Oglesbee

signed in counterpart
Angela T. Oglesbee *3442*
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 15 2010

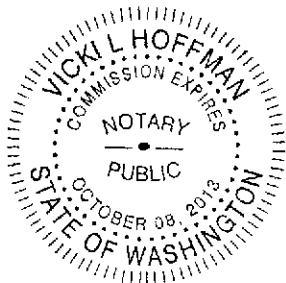
Amount Paid \$ *12,376.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott F. Oglesbee, 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: 11-8-10

[Signature]
Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013



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Anacortes, WA 98221

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Tax Parcel Number(s): P73039, 4101-039-011-0005

Dated NOV 5, 2010

signed in counterpart
Scott F. Oglesbee

Angela T. Oglesbee
Angela T. Oglesbee

11/8/10

STATE OF Arizona }
Washington }
COUNTY OF Skagit Maricopa } SS:

I certify that I know or have satisfactory evidence that 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: 11/8/2010

Amber Deines
Printed Name: Vicki L Hoffman
Notary Public in and for the State of Arizona
Residing at Anacortes, WA Phoenix, AZ
My appointment expires: 10/08/2013 5.14.2014

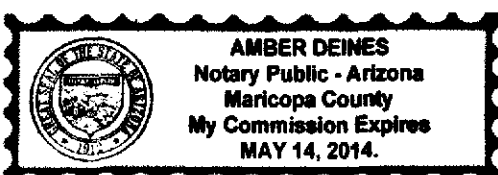


EXHIBIT A

The South ½ of Lot 4 and the South ½ of Lot 11 and all of Lots 5, 6, 7, 8, 9, and 10, Block 39, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; TOGETHER WITH that portion of the vacated streets and alley abutting thereon which have reverted to said property by operation of law.

ALSO, the East 32 ½ feet of Lots 2, 3 and 4, Block 10, and the East 32 ½ feet of Lots 1, 2 and 3, Block 39, and the East 32 ½ feet of the North ½ of Lot 4, Block 39, all in the "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; TOGETHER WITH that portion of vacated Halpin Avenue abutting thereon; AND TOGETHER WITH that portion of vacated 10th Street lying between that portion of Blocks 10 and 39, described herein, which have reverted to said property by operation of law.



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Skagit County Auditor

EXHIBIT "B"

EXCEPTIONS:

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

Recorded: January 4, 1993
Auditor's No.: 9301040011
Regarding: Alternative Sewage System Installations

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Name: Survey
Recorded: July 14, 1995
Auditor's No.: 9507140037

C. Letter of Notice recorded on September 19, 1997 under Auditor's File No. 9709190083. (A copy of which is attached)

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

Name: Survey
Recorded: February 24, 1998
Auditor's No.: 9802240071

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

Recorded: September 24, 1999
Auditor's No.: 199909240089
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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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

Recorded: October 5, 2001
Auditor's No.: 200110050165
Regarding: Sewage 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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

G. The right of the City of Anacortes to overflow the shorelands of Lake Campbell, as established by an order from the Commissioner of Public Lands, recorded May 21, 1925 as Auditor's File No. 184080.



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