


When recorded return to:
Daniel S. Davis and Jana G. Davis
14866 Carolina Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A101412


201103140108
Skagit County Auditor
3/14/2011 Page 1 of 3 3:36PM

Statutory Warranty Deed

A101412-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James W. Fox and Rebecca J. Fox, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel S. Davis and Jana G. Davis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Lots 17 to 24, Block 44, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A."

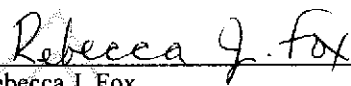
For Full Legal See Attached Exhibit "A"

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): P107866, 4109-044-024-0000

Dated 2/14/2011


James W. Fox

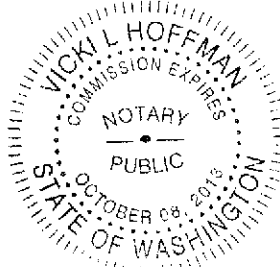

Rebecca J. Fox

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
719
MAR 14 2011
Amount Paid \$ 8015.⁰⁰
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that James W. Fox and Rebecca J. Fox, 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: 2-18-11



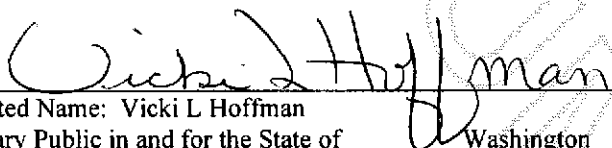

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

EXHIBIT A

Lots 17 to 24, inclusive, Block 44, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

TOGETHER WITH the vacated portions of Nebraska Street, Georgia Street, and South ½ of alleyways abutting Lots 17 to 24, Block 44, "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as vacated on December 27, 1994, under Superior Court of the State of Washington in and for the County of Skagit, Cause No. 94-2-01013-4, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the vacated portion of Dakota Street West of the centerline of said Dakota Street, South of the centerline of the vacated portion of Georgia Street and North of the North line of Carolina Street.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the South 20 feet of a portion of vacated Georgia Street, lying North of the center line of Georgia Street, Easterly of the West line of Lot 25, Block 44, extended South to said center line of Georgia Street and Westerly of the center line of vacated Dakota Street, all within the "PLOT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED:

Executed by: Donald M. and Patricia A. Silvers
Recorded: September 27, 1995
Auditor's No.: 9509270025
As Follows:

Reserving unto Grantor, his heirs, successors or assigns, an easement for utility purposes over, under and across the East 40 feet thereof.

(Affects portion lying in access easement)

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of record
Recorded: January 26, 1996
Auditor's No.: 9601260062
Purpose: Ingress, egress and utilities
Area Affected: Portion of access easement

C. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: February 16, 2007
Auditor's No.: 200702160143

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

Recorded: September 7, 2007
Auditor's No.: 200709070135
Regarding: Sewage System 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.



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