

When recorded return to:
Robert N. Ostlund and Nita C. Ostlund
2207 19th Street
Anacortes, WA 98221



201104220063
Skagit County Auditor

4/22/2011 Page 1 of 2 1:57PM

Recorded at the request of:

File Number: A101590

Statutory Warranty Deed

A101590
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Vincent Ventimiglia and June Ventimiglia, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Robert N. Ostlund and Nita C. Ostlund, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16, "PLAT OF WINDWARD VILLAGE"

Tax Parcel Number(s): P121673, 4837-000-016-0000

Lot 16, "PLAT OF WINDWARD VILLAGE" as per plat recorded June 14, 2004 under Auditor's File No. 200406140129, records of Skagit County, Washington.

The Grantors herein reserve for the benefit of Lot 15 of said "Plat of Windward Village" a non-exclusive easement for ingress and egress over and across the following described portion of Lot 16:

Begin at a point on the East line of said Lot 16 at a point 5 feet South of the most Easterly Northeast corner thereof, which point is also on the South line of 20-foot Private Access and Utility Easement delineated on the face of said Plat; then South along said East line, a distance of 5 feet; thence Northwesterly in a straight line a distance of 10 feet to a point on the South line of said 20-foot easement; thence East along said South line to the Point of Beginning.

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 4/04/2011

Vincent F. Ventimiglia

June S. Ventimiglia

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1183

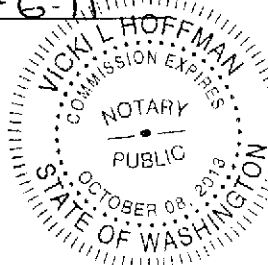
APR 22 2011

Amount Paid \$ 7303.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vincent F. Ventimiglia and June S. Ventimiglia, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-6-11



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

EXCEPTIONS:

EXHIBIT A

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 18, 2003
Recorded: February 24, 2003
Auditor's No: 200302240288
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Windward Village
Recorded: June 14, 2004
Auditor's No.: 200406140129

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

Dated: March 22, 2004
Recorded: October 22, 2004
Auditor's No.: 200410220078
Executed By: Vincent F. Ventimiglia and Charles H. Barefield

D. Terms and Provision of "Windward Village Owner's Association" Agreement recorded April 12, 2007 under Auditor's File No. 200704120003.



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Skagit County Auditor