

When recorded return to:
Brian G. Fraser
1310 Broadview Drive
Anacortes, WA 98221



201108110053
Skagit County Auditor

8/11/2011 Page 1 of 2 4:06PM

Recorded at the request of:

File Number: A102015

Statutory Warranty Deed

A102015-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Thomas Freeland and Elisabeth Freeland, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Brian G. Fraser, a single individual** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, "BROADVIEW ADDITION TO THE CITY OF ANACORTES"

Tax Parcel Number(s): P56921, 3777-000-010-0011

Lot 10, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

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 8/08/2011

Thomas Freeland
Thomas Freeland

Elisabeth Freeland
Elisabeth Freeland

2430
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 11 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3298.00
By CM Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Thomas Freeland and Elisabeth Freeland, 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: 8-9-11

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

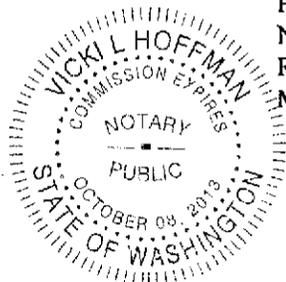


EXHIBIT A

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

Dated: August 2, 1954
Recorded: September 17, 1954
Auditor's No.: 506619
Executed By: Cornelius Meenan and Florence Meenan, husband and wife, and Modern Home Builders, Inc.

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

Plat/Subdivision Name: Broadview Addition to the City of Anacortes
Recorded: September 16, 1954
Auditor's No.: 506534, Volume 7 of Plats, page 22

Said matters include but are not limited to the following:

1. Right reserved in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading thereof.
2. Fifteen (15) foot utility easement – Affecting Lots 61, 62, 13 and 14
3. Seven and one-half (7.5) foot utility easement – Affecting Lots 4, 5 and 7 through 13
4. Ten (10) foot utility easement – Affecting Lots 54, 55, 39 and 40
5. Ten (10) foot drain easement – Affecting Lots 50 and 51



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