

When recorded return to:
Jeffrey A. Weldon and Cecilia K.T. Weldon
3904 Oakes Avenue
Anacortes, WA 98221



201109270171
Skagit County Auditor

9/27/2011 Page 1 of 3 3:29PM

Recorded at the request of:

File Number: A102302

Statutory Warranty Deed

A102302-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Vincent F. Ventimiglia and June S. Ventimiglia, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey A. Weldon and Cecilia K.T. Weldon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 1-3, Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES"

Tax Parcel Number(s): P116203, 3809-401-010-0400

Lot 4 of that certain Boundary Survey recorded August 12, 2004 under Auditor's File No. 200408120020, being a correction of that certain Record of Survey recorded April 23, 1999 in Volume 21 of Surveys, pages 187 and 188, under Auditor's File No. 9904230058; and being a portion of Lots 1, 2 and 3, Block 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, 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 9/12/2011

Vincent F. Ventimiglia

June S. Ventimiglia

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20112889
SEP 27 2011

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 21,988.⁰⁰
By Skagit Co. Treasurer
Deputy

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: 9-15-11

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

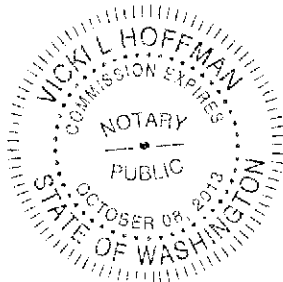


EXHIBIT A

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

Recorded: November 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Seacrest Real Estate Development LLC, Seacrest Homeowners Association and their respective successors and assigns
Dated: October 16, 2001
Recorded: October 31, 2001
Auditor's No.: 200110310176
Purpose: Utility and block wall maintenance and ingress and egress
Area Affected: Portion Lots 1 - 4, Survey 21-187

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

Dated: September 17, 2001
Recorded: October 31, 2001
Auditor's No.: 200110310175
Executed By: Seacrest Real Estate Development, LLC

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

Recorded: April 23, 1999
Auditor's No.: 9904230058
Affects: Block 1401



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BOUNDARY SURVEY FOR SEACREST DEVELOPMENT:

Recorded: August 12, 2004
Auditor's No.: 200408120020
Affects: Block 1401

Said matters include but are not limited to the following:

This Survey was done to locate a new location of the Lot Line between Lot 3 and Lot 4 as shown on the Record of Survey recorded in Volume 21 of Surveys, page 187, filed under Auditor's Number 9904230058.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES.

For: Storm Drainage
In Favor of: City of Anacortes
Affects: A strip of land along the Easterly boundary line
Condemned In: Skagit County Superior Court Cause No. 06-2-00697-9



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