

When recorded return to:
Blake A. Thomson and Ruth T. Johnson
1610 26th Circle
Anacortes, WA 98221



201202290136
Skagit County Auditor

2/29/2012 Page 1 of 2 4:00PM

Recorded at the request of:

File Number: A103117

Statutory Warranty Deed

A103117-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wilmoor Development Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Blake A. Thomson and Ruth T. Johnson, both single individuals the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 3, "J AVENUE COTTAGES PLANNED UNIT DEVELOPMENT"

Tax Parcel Number(s): P126905, 4942-000-003-0000

Lot 3, "J AVENUE COTTAGES PLANNED UNIT DEVELOPMENT", as per plat recorded on November 14, 2007 under Auditor's File No. 200711140054, 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 per Exhibit "A" attached hereto

Dated 2/09/2012

Wilmoor Development Corporation

[Signature]
By: Gregory J. Wilson, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012547

FEB 29 2012

Amount Paid \$ *4948.06*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gregory J. Wilson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Wilmoor Development Corporation, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-21-12

[Signature: Vicki L Hoffman]

Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

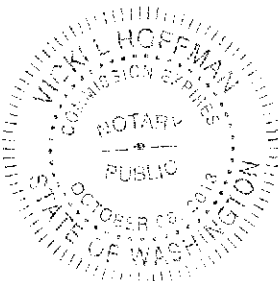


EXHIBIT A

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Dated: March 30, 1927
Recorded: April 5, 1927
Auditor's No.: 202582
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Area Affected: As constructed

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

Plat/Subdivision Name: "J" Avenue Cottages Planned Unit Development
Recorded: November 14, 2007
Auditor's No.: 200711140054

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

Dated: October 22, 2007
Recorded: October 23, 2007
Auditor's No.: 200710230056
Executed By: Wilmoor Development Corporation, a Washington corporation

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: July 18, 2007
Recorded: August 8, 2007
Auditor's No.: 200708080079
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:

"A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee."



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