



201206010075
Skagit County Auditor

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When recorded return to:
Marion Hobbs, Naomi Hobbs, Harold R. Moeser and Beverly M. Moeser
2280 Brandy Lane Unit #4
Juneau, AK 99801

Recorded at the request of:

File Number: A103784

Statutory Warranty Deed

A103784
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Stephen F. Peterson, as Trustee of the Decedent's Trust, established under the Peterson Family Trust, as to an undivided twenty-five percent (25%) interest, and Frederick A. Peterson, as Trustee of the Survivor's Trust established under the Peterson Family Trust, as to an undivided seventy-five (75%) interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marion Hobbs and Naomi Hobbs, husband and wife and Harold R. Moeser and Beverly M. Moeser, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 16, "THE ISLES P.U.D."

Tax Parcel Number(s): P124403, 4889-000-016-0000

Lot 16, "THE ISLES P.U.D.", as per plat recorded May 3, 2006, under Auditor's File No. 200605030185, 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 5/30/2012

Decedent's Trust

By: Stephen F. Peterson, Trustee

Survivor's Trust

By: Frederick A. Peterson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 1594
JUN 01 2012

Amount Paid \$ 6235.00
Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stephen F. Peterson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Decedent's Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-1-12

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

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Frederick A. Peterson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Survivor's Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-1-12

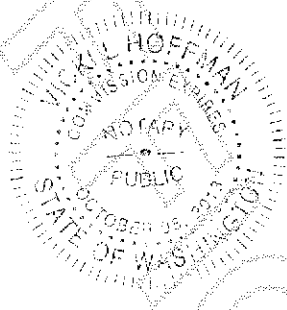
Vicki L Hoffman

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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
Affects: Parcels A, B, C, D, E and G

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 15, 2004
Recorded: June 21, 2004
Auditor's No.: 200406210180
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A ten foot strip located 5 feet on either side of centerline; exact location not disclosed on the record

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

Plat/Subdivision Name: The Isles P.U.D.
Recorded: May 3, 2006
Auditor's No.: 200605030185

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

Dated: April 14, 2006
Recorded: May 5, 2006
Auditor's No.: 200605050122
Executed By: Donald D. Peterson and Habitat Construction, Inc.

Said covenants do not include a full and complete legal description of the plat that they encumber. Nor, do said covenants assign parking and storage areas.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 18, 2009
Recorded: May 19, 2009
Auditor's No.: 200905190024

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 25, 2011
Recorded: April 27, 2011
Auditor's No.: 201104270014



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