

When recorded return to:
LeAnn Adams
1919 12th Street
Anacortes, WA 98221



201211010057
Skagit County Auditor

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Recorded at the request of:
Guardian Northwest Title
File Number: A104524

Statutory Warranty Deed

A104524-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Curtis Hageland and Mary Ann Hageland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LeAnn Adams, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Ptn. of Lot 8, all Lots 9 and 10, Block 3 Davis 1st Add to Anacortes

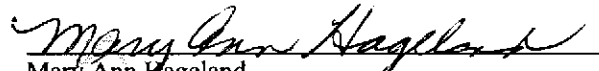
For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P57133, 3785-003-010-0007

Dated 10/29/2012

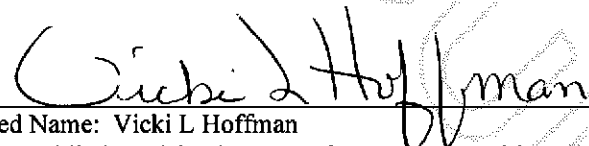

Curtis Hageland


Mary Ann Hageland

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Curtis Hageland and Mary Ann Hageland, 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: 10-29-12


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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123494
NOV 01 2012

Amount Paid \$ 3654.⁰⁰
Skagit Co. Treasurer
By  Deputy

EXHIBIT A

The West ½ of Lot 8, all Lots 9 and 10, Block 3, "DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of "F" Avenue, as vacated under Ordinance No. 2326 and recorded October 24, 1994, under Auditor's File No. 9410240089, records of Skagit County, Washington, as would attach by operation of law, described as follows:

Beginning at the Northwest corner of Lot 10, Block 3, "DAVIS' FIRST ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, Washington; thence North 89°45'42" West, 5.00 feet; thence South 00°25'02" West, 99.83 feet; thence South 89°25'42" East, 4.70 feet; thence North to the point of beginning. (Said portion of "F" Avenue, delineated on the face of that survey recorded under Skagit County Auditor's File No. 200407260004 as "portion of vacated street retained by adjacent owners").



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EXHIBIT "B"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Dated: July 23, 1954
Recorded: November 15, 1961
Auditor's No. 614527, Vol. 319, page 792
Purpose: Excavating and constructing, installing, repairing, maintaining and replacing underground trunk and/or lateral sewers, manholes, pump houses, pumps, and any and all other sewer appurtenances, with full right of ingress and egress to perform any and all work incident to the above named purposes
Area Affected: Portion of subject property

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

Name: Survey
Recorded: February 11, 1994
Auditor's No.: 9402110127

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

Name: Survey
Recorded: July 26, 2004
Auditor's No.: 200407260004



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