

When recorded return to:  
Ben Mikaelson and Connie Mikaelson  
233 Quinn Creek Rd  
Bozeman, MT 59715

201211280040  
Skagit County Auditor  
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Recorded at the request of:

File Number: A104771

### Statutory Warranty Deed

A104771  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David H. Allen and Geraldine Allen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ben Mikaelson and Connie Mikaelson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot B Fidalgo Bay Map of Aggregation

Tax Parcel Number(s): P60728, 3841-021-020-0009

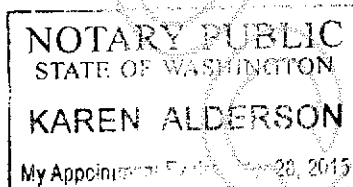
Lot B, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, FIDALGO BAY ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 24, 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 11/13/2012

David H. Allen  
David H. Allen

Geraldine Allen  
Geraldine Allen



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David H. Allen and Geraldine Allen, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Nov. 14th 2012

Karen Alderson  
Printed Name: Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 3-28-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3768  
NOV 28 2012

Amount Paid \$ 8549.00  
Skagit Co. Treasurer  
By MAM Deputy

LPB 10-05(i-1)

# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation  
Recorded: April 20, 1951  
Auditor's No: 459750  
Purpose: Electric line  
Area Affected: "Playground Park"

B. Reservation of easement to provide access to City of Anacortes Timber Lands, as reserved in Order of Vacation of Streets recorded July 23, 1984, as Auditor's File No. 8407230001.

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

Recorded: December 10, 2010  
Auditor's No.: 201012100104

Said covenants replace and supercede all previously recorded covenants and amendments thereto.

### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 22, 2011  
Recorded: July 22, 2011  
Auditor's No.: 201107220084

Said document reinforces certain clauses contained in original covenants recorded under Auditor's File No. 9104220048.

### D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES. RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress  
In Favor Of: City of Anacortes  
Recorded: April 20, 1992  
Auditor's No: 9204200037  
Affects: Portion of easement area

Further access granted to City of Anacortes by document recorded December 21, 1994 under Auditor's File No. 9412210105.

### E. Easement for ingress, egress and utilities over, across and under the easements set forth on Schedule "C" herein as disclosed by various recorded documents.



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

Name: Fidalgo Bay Map of Aggregation  
Recorded: April 20, 1992  
Auditor's No.: 9204200040

G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: December 14, 1993  
Recorded: December 20, 1993  
Auditor's No.: 9312200181  
Purpose: Right to enter premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Affects:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaced located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

H. Any tax, fee, assessments or charges as may be levied by Fidalgo Bay Community Association.



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