200711190129
Skagit County Auditor
11/19/2007 Page 1 of 3 9:40AM

When recorded return to:

Mr. and Mrs. Frank D. Celebrezze
7451 Old Quarry Lane
Brecksville, OH 44141

Recorded at the request of:
First American Title
File NumberA93164

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
A931164E-1

THE GRANTOR Island Development, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Frank D. Celebrezze and Mary Ann Celebrezze, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:
Section 27, Township 35, Range 1; Ptn. NW NW (aka Lot 5, Short Plat No. ANA-94-003)

Tax Parcel Number(s): **P108682, 350127-2-004-1100**

Lot 5 of ANACORTES SHORT PLAT NO. ANA-94-003, as approved February 15, 1996, and recorded March 5, 1996, in Volume 12 of Short Plats, pages 78 and 79, under Auditor's File No. 9603050070, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian. (aka Meridian Ridge)

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated **November 1, 2007**

Island Development, LLC

By: Charles H. Barefield, Member

By: Vincent F. Ventimiglia, Member

5315
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
NOV 19 2007
Amount Paid $ 12,091.20
Skagit Co. Treasurer
By Deputy

STATE OF **WASHINGTON** }
COUNTY OF **SKAGIT** } SS:

I certify that I know or have satisfactory evidence that **Charles H. Barefield** and Vincent F. Ventimiglia is/are the person(s) who appeared before me, and said person(s) acknowledge that **they** signed this instrument, on oath stated **they** is/are authorized to execute the instrument and acknowledge that as the **Members** of **Island Development, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-8-07

Notary Public in and for the State of **Washington**
Residing at **Anacortes**
My appointment expires: 10-8-09

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EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Anacortes
Dated:	February 12, 1996
Recorded:	February 12, 1996
Auditor's No:	9602120105
Purpose:	Maintaining, inspecting, repairing and replacing the storm drainage system lying therein, together with the right of ingress and egress to, from and across
Area Affected:	*Short Plat No. ANA-94-003*

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

Dated:	February 23, 1996
Recorded:	March 5, 1996
Auditor's No:	9603050071
Executed by:	Walter Schwenk and Judith Schwenk

Said instrument was modified by instrument recorded March 26, 2003, under Auditor's File No. 200303260109.

Said instrument was modified by instrument recorded August 18, 2004, under Auditor's File No. 200408180019.

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

Short Plat No.:	ANA-94-003
Recorded:	March 5, 1996
Auditor's No.:	9603050070

Said matters include but are not limited to the following:

1. Water Supply: City of Anacortes.

2. Sewage Disposal: City of Anacortes.

3. Short Plat number and date of approval shall be included in all deeds and contracts.

4. The construction and maintenance of private roads and/or common driveways (if any) are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads.

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5. 10-foot sidewalk affecting Lots 2 through 8.

6. 20-foot utility easement affecting Lot 4.

7. Utility and driveway easement affecting Lot 4.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Spinnaker Cove, L.L.C., a Washington Limited Liability Company
Dated:	October 30, 2002
Recorded:	November 14, 2002
Auditor's No.:	200211140224
Purpose:	Water, sewer, storm drainage, electrical and cable
Area Affected:	The Southerly 20 feet

Said instrument was modified by instrument recorded April 14, 2003, under Auditor's File No. 200304140025.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	John W. Gehrke and Nancy L. Gehrke, husband and wife
Dated:	January 12, 2007
Recorded:	January 31, 2007
Auditor's No.:	200701310143
Purpose:	Temporary Driveway Easement
Area Affected:	A strip of land lying along the Southerly property line of Lot 5

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