



200002290107

Kathy Hill, Skagit County Auditor
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AFTER RECORDING MAIL TO:
Diane M. Galer

Anacortes, WA 98277

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: 05-990042-SG

ISLAND TITLE COMPANY

A19300 ✓

Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina McCormick
Grantee(s): Diane M. Galer

Abbreviated Legal: Lot(s) 28 Plat Of Rosewind Subdivision Lot 28, Plat Of Rosewing Subdivision

Assessor's Tax Parcel Number(s): 4737-000-028-0000, R115952

THE GRANTOR Gary D. McCormick and Aina McCormick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Diane M. Galer, a single person the following described real estate, situated in the County of Skagit, State of Washington

Lot 28 Plat Of Rosewind Subdivision, according to the plat thereof recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.
Situated in Skagit County, Washington.

Dated: February 23, 2000

Gary D. McCormick

Aina McCormick

34101
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

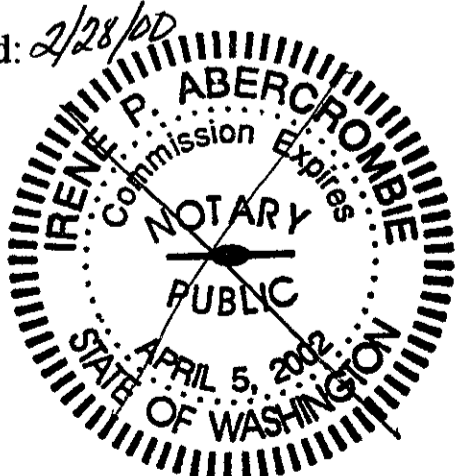
FEB 29 2000

Amount Paid \$ 2491.11
Skagit Co. Treasurer
By Deputy

State of Washington }
County of } SS:

I certify that I know or have satisfactory evidence that Gary D. McCormick and Aina McCormick are the person(s) 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.

Dated: 2/28/00



Irene P. Abercrombie

Notary Public in and for the State of Washington
Residing at 1886 SW PUTNAM DR. OAK HARBOR
My appointment expires: 4-5-2002

SCHEDULE B-001

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 9, 1957
Auditor's No.: 554700, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 19, 1967
Auditor's No: 705887, records of Skagit County, WA
In Favor of: Cascade Natural Gas Corporation
For: Oil and gas pipeline
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement delineated on the face of said plat;
For: Utilities
Affects: 10 feet in width along the road frontage of each lot
4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

TOGETHER WITH the 5 feet on the Easterly boundary.

continued



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SCHEDULE B-001

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5. Easement provisions contained on the face of said plat, as follows:

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "A", including a 15' easement on lots 16, 19 and 20 measured from the wetland boundary as shown on the plat drawing for the beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

6. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: February 2, 2000

Auditor's No.: 200002020090, records of Skagit County, WA



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ACKNOWLEDGEMENT

ATTACHED TO AND MADE A PART OF: Statutory Warranty Deed

STATE OF
County of Island

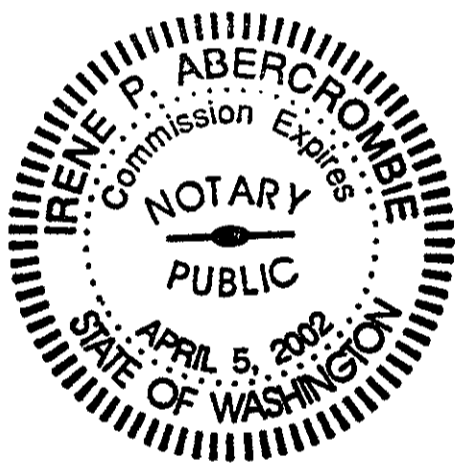
}
} SS:

On this day before me personally appeared Gary McCormick, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for Aina McCormick and acknowledged that he signed and sealed the same as her free and voluntary act and deed for herself and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the principal is now living, and is not incompetent.

Dated: February 28, 2000



Irene Abercrombie
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: April 5, 2002



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Kathy Hill, Skagit County Auditor

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