

AFTER RECORDING MAIL TO:

Carol K Watts
1207 31st St
Anacortes, WA 98221



200011150081
, Skagit County Auditor
11/15/2000 Page 1 of 4 11:30:41AM

Filed for Record at Request of

Horizon Bank

A Savings Bank

Loan # 0750001059

FIRST AMERICAN TITLE CO.

63363-1

Statutory Warranty Deed

THE GRANTOR John R Cox & Associates LLC

for and in consideration of Ten and NO/100 Dollars (\$10.00) and
other good and valuable consideration
in hand paid, conveys and warrants to Carol K Watts, A Single Individual

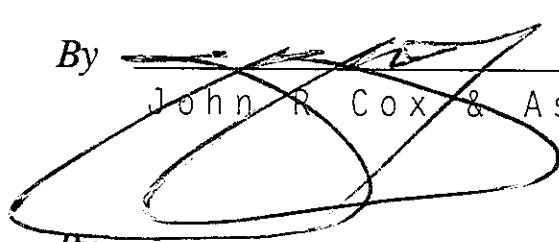
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 11, "Plat of Village Park", as per plat recorded in Volume 16
of plats, pages 192-193, records of Skagit County, Washington.

38185
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 15 2000

Amount Paid \$ 4983.11
Skagit Co. Treasurer
By *man* Deputy

Subject To: See attached for Subject To's
Assessor's Tax Parcel/Account Number 4702-000-011-0000R112546
Abbreviated Legal Description Lot 11, Village Park
Dated this 10th day of November 2000

By  John R Cox & Associates LLC (seal)

By _____ (seal)

By _____ (seal)

By _____ (seal)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that John R Cox & Associates LLC
the person _____ who appeared before me, and said
person _____ acknowledged that _____ signed this instrument and acknowledged it to be free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

CORPORATE ACKNOWLEDGEMENT

STATE OF Washington

COUNTY OF Skagit

} ss

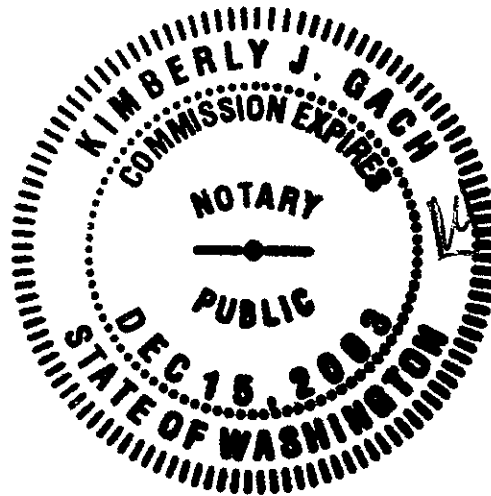
I certify that I know or have satisfactory evidence that John R Cox
the person who appeared before me, and said person has acknowledged
that he signed this instrument, on oath stated that he is authorized to execute the
instrument and acknowledged it as the member of John R Cox &
Associates, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this
instrument.

Dated: 11-13-00

Kimberly J Gach
Notary Public in and for the State of Washington Kimberly J Gach

Residing at Mt Vernon

My appointment expires: 12/15/03



200011150081

, Skagit County Auditor

Commitment No. 00063363

Schedule "B-1" Exceptions

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

1. Zoning - Residential Low Density District
2. Water Supply - City of Anacortes
3. Sewer Disposal - City of Anacortes
4. Each lot shall be assessed a one time \$1,000.00 impact fee at the time of building permit application to the City of Anacortes.

B. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities
Affects: Southerly 10 feet abutting 35th Court

C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE 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 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 the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

Also the easement shown on the Plat across Lots 21 and 22 for the purposes identified above.

In addition to the above, an easement is hereby reserved for and conveyed to the City of Anacortes for underground water main for the West 10 feet of Lot 15 and the East 10 feet of Lot 14 in which to construct, operate, maintain, repair, replace and enlarge the underground pipe.

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT, AS FOLLOWS:

The Storm Water Detention Pond are hereby dedicated to the City of Anacortes for Tract "A" and "B" for operation and maintenance by the City of Anacortes.

E. DEDICATION SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

Know all Men by these Presents that Interwest Bank, mortgage holder and Village Park Partnership, owner of the land hereby platted, declare this Plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.



200011150081
Skagit County Auditor

Commitment No. 00063363

F. Terms and conditions of unrecorded Agreement between Vista Too Homeowner's Association and Village Park Partnership, dated February 24, 1997.

G. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Plat: Village Park
As Follows:

The Storm Water Detention Pond is hereby dedicated to the City of Anacortes for Tracts "A" and "B" for operation and maintenance by the City of Anacortes.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:	October 9, 1997
Recorded:	October 17, 1997
Auditor's No:	9710170076
Executed by:	Village Park Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated:	October 1, 1998
Recorded:	November 13, 1998
Auditor's No:	9811130093

