

AFTER RECORDING MAIL TO:  
Roger Gugel  
2510 Washington Boulevard  
Anacortes, WA 98221



200302260098  
Skagit County Auditor

2/26/2003 Page 1 of 4 3:25PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00593-02

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

104551

Grantor(s): Ball Construction, Inc  
Grantee(s): Roger H Gugel and Sherrie A Gugel  
Abbreviated Legal:  
Lot 18, Washington Park Estates  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4770-000-018-0000 P117644

THE GRANTOR Ball Construction, Inc, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roger H Gugel and Sherrie A Gugel, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Dated February 14, 2003

# 862

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Ball Construction, Inc

*[Signature]*  
By: Scott Ball, President

FEB 26 2003

Amount Paid \$ 7102.00  
By *[Signature]* Deputy Treasurer

STATE OF Washington }  
County of Island } SS:

I certify that I know or have satisfactory evidence that Scott Ball

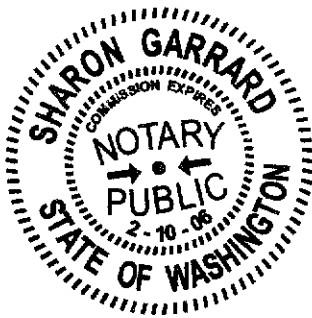
is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the President of Ball Construction, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February

*[Signature]*

Sharon Garrard  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: February 10, 2006



Supplemental Dated 1/18/03  
Order No.: 104551-PA

Schedule "A-1"

DESCRIPTION:

Lot 18, "PLAT OF WASHINGTON PARK ESTATES," as per plat recorded on November 29, 2000, under Auditor's File No. 200011290068, records of Skagit County, Washington,

TOGETHER WITH an easement for ingress, egress and utilities in common with Lot 17 over and across Tract "A" of said plat.

Situate in the County of Skagit, State of Washington.



200302260098

Skagit County Auditor

2/26/2003 Page

2 of

4 3:25PM

**EXCEPTIONS:**

**A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:**

Recorded: August 29, 1962  
 Auditor's No.: 625661  
 Executed By: A.F. Gratzer  
 As Follows:

It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J. K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364, respectively, under Auditor's File No. 596207, records of Skagit county, Washington, and waive any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport.

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:**

Declaration Dated: November 28, 2000  
 Recorded: November 29, 2000  
 Auditor's No.: 200011290067  
 Executed By: William Obrock and John J. Piazza

**AMENDMENT THERETO:**

Recorded: May 30, 2001  
 Auditor's No.: 200105300157

**C. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:**

"...hereby declare this plat and dedicate to the use of the public forever all streets, avenues and public places for any and all public purposes, not inconsistent with the use thereof for public highway purposes. Also, all claims for damage by the owners and their successors and assigns against any governmental authority are waived which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of said roads. The undersigned owners in fee simple and mortgage holder also dedicate to the Sunset Cove Development Homeowners Association the storm sewer easement as shown hereon and common areas as defined in the declaration of covenants, conditions and restrictions recorded separately and referenced hereon.

**D. UTILITIES EASEMENT CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:**

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade National Gas Corp., TCI Cablevision of Washington, Inc., other public franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat. TOGETHER WITH the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for restoring the property to conditions found prior to work within the easement.

-Continued -



200302260098  
 Skagit County Auditor

## EXCEPTIONS CONTINUED:

## E. NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. This survey was performing in the field using a Leica TCA1105 Electronic Distance Measuring Theodolite;
2. Zoning: R2 - Residential Low Density.
3. Sewage Disposal: City of Anacortes.
4. Water: City of Anacortes.



200302260098  
Skagit County Auditor

2/26/2003 Page 4 of 4 3:25PM