



200303070207
Skagit County Auditor

3/7/2003 Page 1 of 3 3:56PM

Return Address
JOAN ASKEY-PIERSON and RICHARD W. PIERSON
1830 38TH AVENUE EAST
SEATTLE, WA 98112

Statutory Warranty Deed

ESCROW NO. 09-930067
Assessor's Tax Parcel Number(s):
4545-000-025-0004 4545-000-024-0003

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC. ISLAND TITLE CO. C 25827

THE GRANTOR GERHARD JAHN and ESTHER JAHN, husband and wife for and
in consideration of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to JOAN ASKEY-PIERSON and RICHARD W.
PIERSON, wife and husband

the following described real estate, situated in the County of SKAGIT,
State of Washington:

Lots 24 and 25, THE POINTE DIV. NO. 3, according to the plat thereof
recorded in Volume 14 of Plats, pages 151 through 153, records of Skagit
County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO those items as set forth in Exhibit "A" which is attached
hereto and made a part hereof by this reference.

#1074
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DATED : March 5, 2003

[Signature]
GERHARD JAHN
[Signature]
ESTHER JAHN

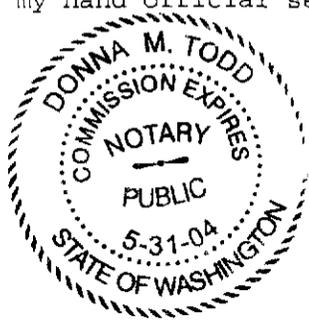
MAR 07 2003

Amount Paid \$ 10,327.50
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

On this day personally appeared before me GERHARD JAHN and ESTHER JAHN to
me known to be the individual described in and who executed the within and
foregoing instrument, and acknowledged that ~~he/she~~/they signed the same as
~~his/her~~/their free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand official seal this 5th day of March, 2003



[Signature]
Notary Public in and for the State of
Washington residing at Anacortes

EXHIBIT "A"

1. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed in instrument
Recorded: December 19, 1989
Auditor's No.: 8912190053, records of Skagit County, WA
Imposed by: The Pointe Homeowners Association

2. Easement provisions contained on the face of said plat, at follows:

An easement is hereby granted to San Juan Fidalgo Holding Co., Inc., their successors and assigns, U.S. Bank of Washington, and M. McCorkle, deceased, and George F. McCorkle and Patricia L. Crawford, each as their separate estates, hereinafter referred to as McCorkle Trust, their successors, and assigns, future and existing Point Developments, their successors and assigns, San Juan Fidalgo Cable TV Company, their successors and assigns, Puget Sound Power and Light Company, The City of Anacortes for the provision of water and sewer services, GTE Northwest and Cascade Natural Gas Company, under and upon described access and utility easements serving Lots at Point Div. No. 3, as shown on sheet 1 of 3, and under and upon Tract "A" and "B" in which to install, lay, construct, review, operate, and maintain underground conduits, cables, wires, and waterline with necessary facilities and other property with television, electric, water, and sewer, telephone, and gas service, together with the right to enter upon lots at all times for the purposes stated.

3. Covenant and maintenance obligation as set forth in dedication of plat, as follows:

The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys, shall petition the board of county commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the county road standards in all respect prior to acceptance by the county.

4. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenue, alleys, and roads AND where water might take a natural course

Continued



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5. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
Recorded: April 24, 1990
Auditor's No.: 9004240050, records of Skagit County, WA
In favor of: U.S. Bank as Trustee of the Esther McCorkle Testamentary Trust,
George F. McCorkle and Patricia L. Crawford
For: Access to adjoining property owned by said grantors
Affects: Exact location and extent of easement is undisclosed of record
6. Easement, including the terms and conditions thereof, granted by instrument
Recorded: March 14, 1994
Auditor's No.: 9403140130, records of Skagit County, WA
In favor of: Eugene M. Munger and Nancy C. Munger
For: Ingress, egress and utilities
Affects: Lot 24
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: December 19, 1989
Auditor's No.: 8912190053, records of Skagit County, WA
Imposed by: San Juan Fidalgo Holding Co., Inc.

AMENDED by instrument
Recorded: September 12, 1990
Auditor's No.: 9009120079, records of Skagit County, WA
8. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: November 13, 1987
Auditor's No.: 8711130042, records of Skagit County, WA
Executed by San Juan-Fidalgo Properties, Inc., a Washington corporation, etal

Said instrument is a re-recording of Auditor's File No. 8711050050.

AMENDED by instrument
Recorded: September 12, 1990, June 23, 1992, and August 10, 1993
Auditor's Nos.: 9009120078, 9206230093 and 9308100121, records of Skagit
County, WA
9. Easements for sewer and storm drainage s delineated on the face of said plat.
10. Easements for ingress, egress and utilities as delineated on the face of said plat.



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