

AFTER RECORDING MAIL TO:
Mr. and Mrs. Steven Wood
17521 7th Avenue West
Bothell, WA 98021



200304240167
Skagit County Auditor

4/24/2003 Page 1 of 3 3:49PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106499-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Kenneth J. Lafayette and Maili Lafayette
Grantee(s): Steven Wood and Susan Wood
Abbreviated Legal: Lot 7 of An SP 98-004 in Blk 1324, Northern Pacific Add.
Assessor's Tax Parcel Number(s): P115776/3834-010-007-0700

THE GRANTOR Kenneth J. Lafayette and Maili Lafayette, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Wood and Susan Wood, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7 of Anacortes Short Plat No. 98-004 as approved May 18, 1999, and recorded May 24, 1999 in Volume 14 of Short Plats, pages 30 and 31, under Auditor's File No. 9905240012, records of Skagit County, Washington.
(Also known as Lot 7 of Rock Ridge Phase II).

Being a portion of Block 1324, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington and Blocks 10 and 11, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

TOGETHER WITH vacated streets.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Dated April 22, 2003

Kenneth J. Lafayette

Maili Lafayette

#1932
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF California)
COUNTY OF Los Angeles) SS:

APR 24 2003

Amount Paid \$ 1958.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Kenneth J. Lafayette and Maili Lafayette 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: _____

See attached

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

EXCEPTIONS:

A. DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS OF "ROCK RIDGE PHASE II":

Executed By: Anthony L. Malo, Jr., et al
Recorded: November 1, 1999
Auditor's No.: 199911010168

B. CONDITIONS SHOWN ON FACE OF SHORT PLAT, AS FOLLOWS:

- 1.) Surface water management controls shall be implemented to the City Engineer's specifications/ordinance #2441 and shall specifically protect downstream property owners.
- 2.) A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the source of construction.
- 3.) Connection to city water for all lots, with fire hydrants located as approved by the City Fire Chief.
- 4.) Connection to city sewer for all lots.
- 5.) 30 feet of property shall be dedicated to the city fronting the North and West side of 29th Street in general vicinity of West "I" and West "J" Avenues.
(See Note 10, Sheet 2).
- 6.) All utilities shall be constructed to city standards.
- 7.) The 30' access and utilities easement shown on Lots 2 and 3 is for future development.

C. EASEMENT PROVISIONS SHOWN ON FACE OF SHORT PLAT, AS FOLLOWS:

"A non-exclusive easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Power & Light company, General Telephone Company of the Northwest, Inc., Nationwide Cable Vision, Inc. and Cascade Natural Gas Corp., etc., and their respective successors and assigns, under and upon the public roads located inside of this short plat and the exterior ten (10) feet parallel and adjacent to the street frontage of 12th Street, 29th Street and West "K" Avenue in which to install, lay, construct, renew, operate and maintain underground utilities, conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone and T.V. Cable Services, gas, etc., with the right to enter upon the lots at all times for the purposes stated."

- D. 20 foot Drainage Water and Sewer Easement as delineated on the face of Survey filed under Auditor's File No. 9905240012.
(Affects East 10 feet)**



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

SS.

On 22 April 2003, before me,

Date

MEI-LING ANDRESEN, Notary Public

Name and Title of Officer (e.g., Jane Doe, Notary Public)

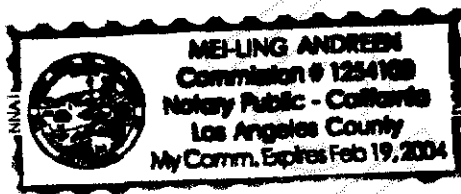
personally appeared

Kenneth J. Lafayette AND Maile Lafayette

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Mei-Ling Andresen
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

April 22, 2003

Number of Pages:

2

Signer(s) Other Than Named Above:

0

Capacity(ies) Claimed by Signer

Signer's Name:

Kenneth J. Lafayette + Maile Lafayette

☒ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

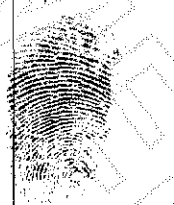
Self.

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



MAILE



KEN



200304240167

Skagit County Auditor