

AFTER RECORDING MAIL TO:
Thomas M. Doyle
700 Haddon
Anacortes, WA 98221



200305130188
Skagit County Auditor

5/13/2003 Page 1 of 2 3:55PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106301-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Douglas S. Fowler and Deanna M. Fowler
Grantee(s): Thomas M. Doyle and Stacia L. Doyle
Abbreviated Legal: Lot 3, SP ANA-94-001 in 30-35-2 E W.M.
Assessor's Tax Parcel Number(s): P109246/350230-3-145-0300

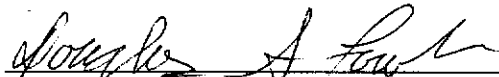
THE GRANTOR Douglas S. Fowler and Deanna M. Fowler, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas M. Doyle and Stacia L. Doyle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.


Lot 3, Short Plat No. ANA-94-001, approved September 12, 1994, recorded September 15, 1994, in Book 11 of Short Plats, pages 113 and 114, under Auditor's File No. 9409150037 and being a portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: See Attached

Dated May 7, 2003


Douglas S. Fowler

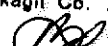

Deanna M. Fowler

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2069

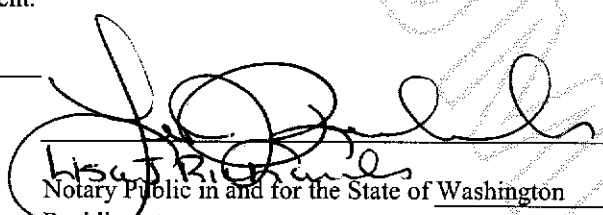
MAY 13 2003

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4574.60
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Douglas S. Fowler and Deanna M. Fowler 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: May 9, 2003


Notary Public in and for the State of Washington

Residing at mt vernon

My appointment expires: 7-9-04

A. COVENANT NOT TO OPPOSE FUTURE LOCAL IMPROVEMENT DISTRICT:

Recorded: June 9, 1995
Auditor's No.: 9506090072

B. Notes shown on Short Plat No. 94-004, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning – Rural;
4. Sewage Disposal – Individual septic on-site waste disposal systems. (See Skagit Co. soils approval S94-0809 ES94-0810);
5. Alternate on-site sewage system may have special design, construction and maintenance requirements, see Skagit County Health Officer for details;
6. Water – City of Anacortes;
7. All new residential development on these lots shall have an individual underground drain system to receive all storm runoff from roofs, (structures), drain system shall consist of a drainrock filled trench containing a perforated pipe to receive downspout runoff drain system shall be sized for the 25 year peak runoff or as approved by the City of Anacortes Building Department drain system shall be located so as to not impact other structures or other drainfield systems.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Robert Burns and Patti Burns, husband and wife
Purpose: For ingress, egress and utilities
Area Affected: The East 30 feet of the South 189 feet of Lot 3
Dated: September 9, 1997
Recorded: September 22, 1997
Auditor's No.: 9709220084

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Grantors: Douglas S. and Deanna M. Fowler, Husband and Wife, and Robert and Patti Burns, Husband and Wife
Grantees: Douglas S. and Deanna M. Fowler, Husband and Wife, and Robert and Patti Burns, Husband and Wife
Dated: October 29, 1997
Recorded: October 29, 1997
Auditor's No.: 9710290105
Regarding: Road maintenance and cost sharing agreement and covenant



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