



200307090142
Skagit County Auditor

7/9/2003 Page 1 of 5 3:56PM

AFTER RECORDING MAIL TO:
Jeffrey McCreary
5105 Maritime Court
Anacortes, WA 98221

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00260-03

CHICAGO TITLE CO.
C27774 ✓

Statutory Warranty Deed

Grantor(s): Spinnaker Cove LLC
Grantee(s): Jeffrey D. McCreary and Vicki McCreary
Abbreviated Legal:
Lot 1, Spinnaker cove Add to Anacortes
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4812-000-001-0000 P120224

THE GRANTOR Spinnaker Cove LLC, a Washington Limited liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to the following described real estate, situated in the County of Skagit, State of Washington
Jeffrey McCREARY and VICKI McCREARY, husband and wife
Lot 1, Spinnaker cove Add to Anacortes *# 3365*

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

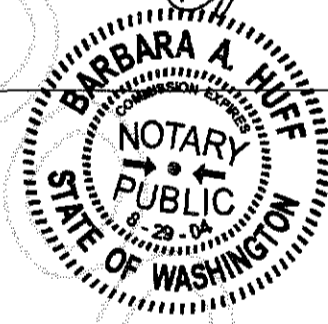
Dated June 27, 2003

Spinnaker Cove LLC

JUL 09 2003

Amount Paid: *1630.52*
Skagit Co. Treasurer
By *[Signature]* Deputy

[Signature]
By: Nels Strandberg



STATE OF Washington }
County of } SS:

I certify that I know or have satisfactory evidence that Nels Strandberg

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 Spinnaker Cove LLC

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

Dated: 7/1/03
Barbara A Huff
Notary Public in and for the State of WA
Residing at Carperville
My appointment expires: 08/29/04

EXHIBIT "A"

Lot 1, SPINNAKER COVE ADDITION TO THE CITY OF ANACORTES recorded under Auditor File No. 200304100183 records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



SCHEDULE B-001

1. UTILITIES EASEMENT

An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY AND AT&T CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plot 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.

2. All 4", 6" and 8" storm drain pipe located in the street right-of-way and within utility easements for all lots will remain private and the responsibility of the Home Owners Association.
3. A utility easement is hereby reserved on and across lots 18 through 25 and lot 29 as shown on the plat for the same purposes as stated in 1 above.
4. A 20' wide landscape easement is hereby reserved on and across lots 16 through 23 as shown on the plat for use as a buffer as described in the CC&Rs recorded with this Plat.
5. A 20' wide common driveway easements being 10' on each side of the common property lines of lots 2 & 3, 16 & 17, 18 & 19, 20 & 21 and 22 & 23 is hereby reserved as shown on the plat for use as a common driveway.

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6. TRACT C – NATIVE GROWTH PROTECTION EASEMENT

Tract C located in the Northwest corner of the Plat shall be a Native Growth Protection Easement, except that 7' trail easement shall be provided through the Tract to create a walking path to Sunset Avenue. The remainder of the Tract shall be provided as a buffer or area left untouched with the following restrictions.**

**Said trail easement shall be established by direction of City of Anacortes and said easement shall follow the centerline of the constructed trail and shall be conveyed to the City of Anacortes.

1. Hand removal on non-native exotic or adventitious plants.
2. Hazard trees shall be identified with concurrence with the City Forest Lands Manager. Hazard trees removed or blown down may be replaced by the City or the homeowner with 3' minimum appropriate native stock, which shall be maintained until able to survive without care.
3. If the buffer has been degraded by previous site disturbances, the Forest Advisory board may approve a replanting plan using appropriate native stock. Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

LANDSCAPE TRACTS A & B

Tracts A & B as shown on the plat shall be reserved and maintained by the Spinnaker Cove Owners Association as stipulated in the CC&Rs as recorded with this plat.

7. PRIVATE ROAD EASEMENT

A road and utility easement across lots 18 through 25 and lot 29 as shown on the plat is hereby reserved to the City of Anacortes for access and egress on the 20' road as constructed on the plat. Access will include use by the Fire Department and Waste and Recycling collection. No parking will be allowed in the 20' fire lane but will be allowed in designated parking spots. The utility easement is reserved for the purposes as described in the utility easement. Road maintenance will remain the responsibility of the Home Owners Association.

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SCHEDULE B-001
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8. NOTES ON THE FACE OF THE PLAT AS FOLLOWS:

GENERAL INFORMATION

- A. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred above. Said report lists documents recorded under Auditors File Number 200211210177. Deeds of trust are recorded under Auditors File Number 200208230157.
 - B. Zoning: (R2) Residential Low Density District
 - C. Water Supply: City of Anacortes
 - D. Sewer Disposal: City of Anacortes
9. Easement delineated on the face of said plat;
For: Private storm drainage
Affects: Southerly portion of said premises

- END OF SCHEDULE B-001 -



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