

AFTER RECORDING MAIL TO:

Andrew T. Bishop
3811 Copper Pond
Anacortes, WA 98221



200307310222
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108459-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David A. Menzimer and Annette Menzimer
Grantee(s): Andrew T. Bishop and Linda G. Bishop
Abbreviated Legal: Lot 40, Copper Pond PUD.
Assessor's Tax Parcel Number(s): P108209/4661-000-040-0000

THE GRANTOR DAVID A. MENZIMER AND ANNETTE MENZIMER, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREW T. BISHOP AND LINDA G. BISHOP, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 40, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT," as per plat recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3809
JUL 31 2003

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated July 17, 2003

David A. Menzimer

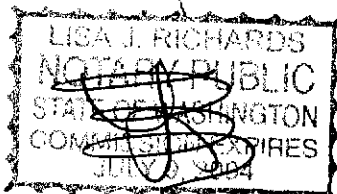
Annette Menzimer

Amount Paid \$ 4,307.60
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David A. Menzimer and Annette Menzimer the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 17, 2003



Notary Public in and for the State of Washington
Residing at Marathon
My appointment expires: July 9, 2004

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Purpose: Transmission line
Area Affected: Exact location of which is undisclosed on the record
Recorded: August 17, 1962
Auditor's No.: 625248

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Purpose: Transmission line
Area Affected: The exact location of which is undisclosed on the record
Recorded: August 17, 1962
Auditor's No.: 625249

C. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

D. Conditions shown on face of Plat, as follows:

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts A, B, D, E, F, G, I and K, a beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course at any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area at development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

STORM WATER DETENTION PONDS

Two Storm Water Detention Ponds and access roads are hereby dedicated to the City of Anacortes for Tracts C and H for operation and maintenance by the City of Anacortes.



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EXCEPTIONS CONTINUED:

D. (continued):

CITY RIGHT-OF-WAY

Tract "B" is hereby dedicated to the City of Anacortes for purposes as a road and utility access and for purposes of operation and maintenance by the City of Anacortes.

E. Utilities Easement shown on face of Plat:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lot and tracts as shown on the face of the Plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with 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 all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

F. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR COPPER POND:

Executed By:	Creekside Development
Recorded:	September 11, 1995
Auditor's No.:	9509110141
(copy attached)	

AMENDMENTS THERETO:

Recorded:	March 20, 1997 and December 17, 1997
Auditor's Nos.:	9703200089 and 9712170015



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