

AFTER RECORDING MAIL TO:
David V. Edgarton
2407 42nd Place
Anacortes, WA 98221



200308210119
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108439-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Peter P. Benton and Sandra A. Benton
Grantee(s): David V. Edgarton and Lisa I. Edgarton
Abbreviated Legal: Lot 19, Forest Hills PUD.
Assessor's Tax Parcel Number(s): P114084/4727-000-019-0000

THE GRANTOR PETER P. BENTON AND SANDRA A. BENTON, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID V. EDGARTON AND LISA I. EDGARTON, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 19, "PLAT OF FOREST HILLS PUD," as per plat recorded in Volume 17 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington. ⁴²⁴³ SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

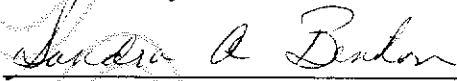
SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

AUG 21 2003

Dated August 13, 2003

Amount Paid \$ 5181.58
Skagit Co. Treasurer
By *JS* Deputy

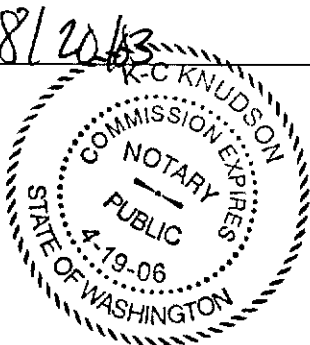

Peter P. Benton



Sandra A. Benton

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter P. Benton and Sandra A. Benton 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: 8/20/03




Notary Public in and for the State of WA
Residing at Skagit
My appointment expires: 4-19-06

EXCEPTIONS:

A. Latecomers Agreements for waterline and sewer as recorded under Auditor's File Nos. 8810100046, 9201100074 and 9901220116.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Edward Parrish, Jr. and Fayrene E. Parrish,
as joint tenants
Purpose: A sewer line
Area Affected: North 5 feet
Dated: January 4, 1999
Recorded: January 4, 1999
Auditor's No.: 9901040103

C. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR FOREST HILLS P.U.D.:

Executed By: Vintage Investments, Inc.
Recorded: January 29, 1999
Auditor's No.: 9901290249
(copy attached)

D. Provisions shown on face of plat:

UTILITIES EASEMENT -

An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Power & Light Company, GTE Telephone Company, Cascade Natural Gas Company, and TCI 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 plat 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. In addition a 5' sanitary sewer easement on Lot 9 and a 5' sanitary sewer easement on Lot 10 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer to service properties to the East together with the right to enter upon the lots and spaces at all times for the purposes herein stated.



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EXCEPTIONS CONTINUED:

D. continued:

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts "A" and "B", 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 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.

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

STORM WATER DETENTION PONDS

The Storm Water Detention Pond will remain the responsibility of the Homeowners for purposes of operation and maintenance.

PEDESTRIAN ACCESS PATH

Tract "E" is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes. In addition a 5' path easement on Lot 9 and a 5' path easement is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes. The trail easements are for the benefit of the Forest Hills, Parkside, and Westwood PUDs.

- E. 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.
- F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Sanitary Sewer
Area Affected:	East 5 feet



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