

AFTER RECORDING MAIL TO:
Andrew W. Slipper
1909 Cedar Springs
Anacortes, WA 98221

200308290088
Skagit County Auditor
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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108258-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): William R. Brodie and Betty J. Brodie
Grantee(s): Andrew W. Slipper and Nanci L. Slipper
Abbreviated Legal: Ptn NE 1/4 SE 1/4, 22-35-12 aka Tr. 3, SP ANA-98-002
Assessor's Tax Parcel Number(s): P31682/350122-4-004-0109

THE GRANTOR WILLIAM R. BRODIE AND BETTY J. BRODIE, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREW W. SLIPPER AND Nanci L. SLIPPER, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Short Plat No. ANA 98-002, approved June 15, 1998, recorded June 22, 1998 in Volume 13 of Short Plats, pages 140 and 141, under Auditor's File No. 9806220012, and being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 35 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a 20 foot strip of land shown as Eagle View Court on the face of said Short Plat.

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

#4439
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated August 22, 2003

AUG 29 2003
5251.00
Amount Paid \$
Skagit Co. Treasurer
By Deputy

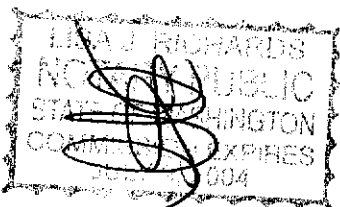
William R. Brodie
William R. Brodie

Betty J. Brodie
Betty J. Brodie

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **William R. Brodie and Betty J. Brodie** 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: 8/22/03



[Signature]
Notary Public in and for the State of Washington
Residing at McVeanon
My appointment expires: 7-9-04

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Port of Anacortes
Purpose:	Aviation easement
Area Affected:	Portion of subject property
Dated:	May 13, 1968
Recorded:	October 29, 1969
Auditor's No.:	732440

- B. Skagit County Conditional Agreement Alternative Sewage System Installation recorded March 5, 1993, under Auditor's File No. 9303050107.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric distribution systems
Area Affected:	An easement area 10 feet in width having 5 feet of such width on each side of the centerline of Grantee's facilities located as constructed or to be constructed, extended or relocated on the above-described property.
Dated:	Not disclosed
Recorded:	September 8, 1998
Auditor's No.:	9809080157

D. Conditions contained on the face of SP No. ANA 98-002, as follows:

1. No more than 4 dwelling units shall utilize the private street.
2. Surface water management controls shall be implemented to the City Engineers specifications ordinance #2441 and shall specifically protect downstream property owners.
3. The owners of each of the 4 lots shall be jointly and severally liable for maintenance of the stormwater facility to standards set by the City Public Works Department.
4. Connection to city water for all lots with fire hydrants located as approved by the City Fire Chief.
5. Connection to city sewer for all lots.
6. Access shall be from a private drive, Eagle View Court. Addresses shall be as follows: Lot #1, 4315 Eagle View Court, Lot #2, 4314 Eagle View Court; Lot 3, 4307 Eagle View Court, Lot #4, 4305 Eagle View Court.
7. The hammerhead turn-around shall be signed "no parking- fire lane". The entrance to Eagle View Court shall be signed "no parking-fire lane". Driveways shall be lo
Engineer and Fire Chief.



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EXCEPTIONS CONTINUED:

D. (Continued):

8. all easements for ingress and egress, utilities (including easement from Oakes Avenue to the storm drain control structure) or other purposes shall be recorded with the short plat.
9. The private street shall be paved and shall stop short of the Northern property line.
10. All utilities shall be constructed to city standards.
11. Sanitation pick-up shall be on Oakes Avenue.

E. Notes contained on the face of SP ANA-98-002, as follows:

1. The Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - R2;
3. Sewage Disposal - City of Anacortes;
4. Water - City of Anacortes.

F. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE VIEW COURT, AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Nels V. Strandberg, et ux, et al
Grantee:	The Public
Recorded:	May 5, 2000
Auditor's No.:	200005050043



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