



200309120217

Skagit County Auditor

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5 2:05PM

AFTER RECORDING MAIL TO:

Name BARBARA A. COSTELLO

Address 6019 Observation Ave.

City, State, Zip Anacortes, WA. 98221

FIRST AMERICAN TITLE CO.

Escrow # R03-01868A-PS

74739E-1

**Special Warranty Deed**

THE GRANTOR(S) Wells Fargo Home Mortgage, Inc., for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

BARBARA A. COSTELLO, a Married Woman as her sole and separate property

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, "PLAT OF WASHINGTON PARK ESTATES", according to the plat thereof recorded under Auditor's File No. 200011290068, records of Skagit County, Washington.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit " A " attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT " B " WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Abbreviated Legal: Lot 16, Washington Park Estates

Assessor's Property Tax Parcel Account Number(s): 4770-000-016-0000 (P117642)

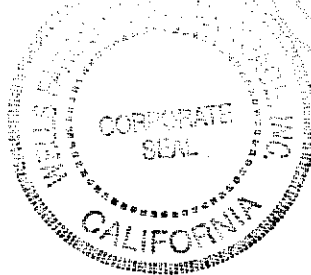
The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated September 04, 2003.

Wells Fargo Home Mortgage, Inc.

BY:

Ami Curtis  
Assistant  
Vice President



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 4704

SEP 12 2003

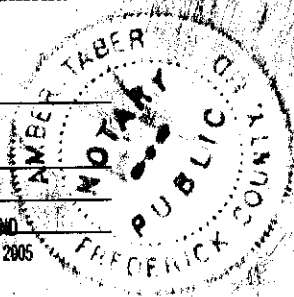
Amount Paid \$ 6,497.00  
By Deputy

STATE OF MARYLAND }  
County of FREDERICK } SS:

I certify that I know or have satisfactory evidence that Ami L Curtis  
is/are the person(s) who appeared before  
me, and said person(s) acknowledged that                      signed this instrument, on oath stated  
is/are authorized to execute the instrument and acknowledge it as the Asst. Vice  
President of Wells Fargo Home Mortgage, Inc.,  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 4, 2003 Amber Taber

Notary Public in and for the State of                       
Residing at                       
My appointment expires: AMBER TABER  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires September 10, 2005



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EXHIBIT "A"  
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A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Walton Lumber Company  
Recorded: August 29, 1962  
Auditor's No: 625661  
As Follows:

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Washington Park Estates  
Recorded: November 29, 2000  
Auditor's No: 200011290068  
(Copy attached)

Said matters include but are not limited to the following:

1. Abandonment and relinquishment of Common Access Easements affecting Lots 15, 16, 27 and 28, recorded June 25, 2001, under Auditor's File No. 200106250150.
2. Public utility easement across the West 20 feet of Lots 25-34 is hereby granted to the City of Anacortes. Access shall not be obstructed by fencing, shrubs or other landscape or fence features that would obstruct access to manholes. Should excavation of the sewer line be required for maintenance beyond routine manhole access, the Grantee shall restore the easement area to all weather access condition only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.
3. Lots 1 and 2, 5 and 6, 7 and 8, 11 and 12, 13 and 14, 15 and 16, 19 and 20, 21 and 22, 25 and 26, 27 and 28, 29 and 30, 31 and 32, and 33 and 34 are subject to common access easements over the South or North 10 feet of the East or West 105 feet of each as shown hereon. Each lot of each pair shall have the right to use that area for ingress and egress and private utilities. No parking shall occur on the common access easements unless by mutual agreement of the adjacent owners. Said area shall extend 105 feet East along the line common to Lots 7 and 8, and 105 feet West along the line common to Lots 25 and 26 from the angle point in their common line.
4. PSE Easements across Lots 4 and 30 and 31 are hereby granted to Puget Sound Energy, its successors and assigns for the purposes of electrical power transmission.
5. Easements for walkway shown hereon are pedestrian or other non motorized access easements and are hereby granted to the City of Anacortes and the Public. The easement area may not be obstructed or used for any purpose other than pedestrian or other non-motorized access with the exception of landscaping that shall not obstruct, overhang or interfere with the intended use of the easement. No driveway surfacing, parking of vehicles, boats, trailers, etc. Or any other obstruction to non-motorized use shall be permitted.
6. Tract A is not a buildable lot. It shall be attached to and become a part of the parcel adjoining it to the West by lot line adjustment. Tract A is subject to an easement for ingress, egress and utilities in favor of adjoining Lots 17 and 18.



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EXHIBIT "A"  
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7. Sewage Disposal - City of Anacortes

8. Water - City of Anacortes

9. An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., TCI Cablevision of Washington, Inc., other public franchise utilities and their respective successor and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat. Together with the 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 restoring the property to conditions found prior to work within the easement.

10. Various easements affecting lots as shown on the plat.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:	November 28, 2000
Recorded:	November 29, 2000
Auditor's No:	200011290067
Executed by:	Sunset Cove Development, L.L.C.

Said covenants make several references to an Exhibit "A" that was not attached to the recorded copy.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated:	May 30, 2001
Recorded:	May 30, 2001
Auditor's No:	200105300157



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EXHIBIT "B"

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

*Barbara A. Costello*

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