



200402030003

Skagit County Auditor

2/3/2004 Page 1 of 3 8:41AM

**AFTER RECORDING MAIL TO:**

David R. Donohue  
1604 39th Street  
Anacortes, WA 98221

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 110500-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Francis Corso  
Grantee(s): David R. Donohue  
Abbreviated Legal: Lot 8, Rosewind.  
Assessor's Tax Parcel Number(s): P115932/4737-000-008-0000

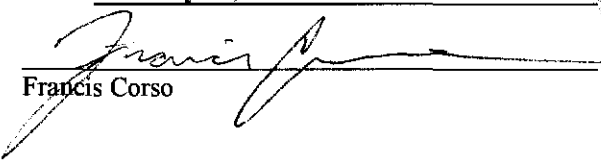
THE GRANTOR FRANCIS CORSO, AN UNMARRIED MAN, AS HIS SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID R. DONOHUE, A SINGLE MAN the following described real estate, situated in the County of Skagit, State of Washington.


Lot 8, "PLAT OF ROSEWIND SUBDIVISION," as per plat recorded on September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated January 26, 2004

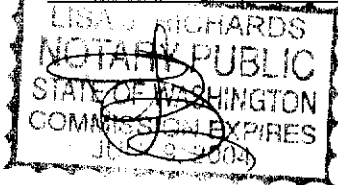
  
Francis Corso


SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID # 507  
FEB 03 2004  
Amount Paid \$ 3595<sup>60</sup>  
Skagit County Treasurer  
By:  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Francis Corso 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: January 28, 2004



  
Lisa J. Richards  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: July 9, 2004

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation
Purpose:	A pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected:	Exact location not described
Dated:	October 16, 1967
Recorded:	October 19, 1967
Auditor's No.:	705887

B. 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.

C. EASEMENTS SHOWN ON FACE OF PLAT:

1. UTILITIES EASEMENT:

An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, 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, TOGETHER WITH the 5 feet on the Easterly boundary.

2. NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE:

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "A", including a 15' easement on Lots 16, 19 and 20 measured from the wetland boundary as shown on the plat drawing for the 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.



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EXCEPTIONS CONTINUED:

C. (continued):

3. PEDESTRIAN ACCESS PATH:

Tract "B" 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.

D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION:

Executed By: Gary D. McCormick, et ux, et al  
Recorded: February 2, 2000  
Auditor's No.: 200002020090

AMENDMENT TO COVENANTS:

Executed By: Gary D. McCormick, et ux, et al  
Recorded: January 6, 2000  
Auditor's No.: 200001060079

E. SURVEYOR/DEVELOPER/SUBDIVIDER NOTES AND/OR GENERAL INFORMATION AS DISCLOSED ON THE FACE OF THE SUBJECT PLAT, AS FOLLOWS:

- 1. Zoning: (R2) Residential Low Density District
- 2. Water Supply: City of Anacortes
- 3. Sewer Disposal: City of Anacortes

F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Ten (10) foot utility easement  
Affects: Exterior portion of all lots abutting "H" Avenue, "I" Avenue and 39<sup>th</sup> Street



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