

AFTER RECORDING MAIL TO:  
Mr. Craig F. Lenhard  
1717 Bakerview Court  
Anacortes, WA 98221



200404150058  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A80804

FIRST AMERICAN TITLE CO.  
A80804-E-1

## Statutory Warranty Deed

Grantor(s): Allen Cartwright Needham and Louise Anne Needham  
Grantee(s): Craig F. Lenhard  
Assessor's Tax Parcel Number(s): 350124-4-064-0600 (P107699)

THE GRANTOR Allen Cartwright Needham and Louise Anne Needham, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig F. Lenhard the following described real estate, situated in the County of Skagit, State of Washington, single man as his sole & separate property

Lot 7, City of Anacortes Short Plat No. ANA-93-006, approved November 28, 1994 and recorded December 8, 1994, under Auditor's File No. 9412080057, in Volume 11 of Short Plats, page 153, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M.

SUBJECT TO the Exceptions contained in Schedule B-1 attached hereto.

Dated: April 10, 2004

Allen Cartwright Needham

Louise Anne Needham

1750  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

STATE OF Washington }  
COUNTY OF Skagit } SS:

APR 15 2004

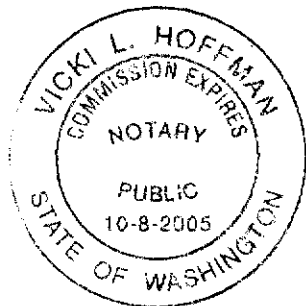
Amount Paid \$ 4858.51  
Skagit County Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Allen Cartwright Needham and Louise Anne Needham, the person who appeared before me, and said person ) acknowledged that signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-11-04

Vicki L. Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



## SCHEDULE "B-1"

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: October 19, 1967  
Auditor's No.: 705885  
Purpose: Oil and gas pipelines  
Area Affected: No exact location is disclosed

#### B. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Access and utilities  
Area Affected: The West 30 feet of Lot 2 of Short Plat AN 84-002

#### C. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: September 7, 1994  
Recorded: September 19, 1994  
Auditor's No.: 9409190097  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Easement No. 1: All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted and/or constructed with the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-ways.

#### D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: ANA 93-006  
Recorded: December 8, 1994  
Auditor's No.: 9412080051  
(Copy attached)

Said matters include but are not limited to the following:

1. Water – City of Anacortes.
2. Sewer – City of Anacortes.



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3. The subject property may be affected by easement or restrictions recorded in instruments filed under Auditor's File Nos. 8807100025, 705885 and 8410170060. See also Short Plat No. 84-002, filed in Volume 6 of Short Plats at page 175 as Auditor's File No. 8409250019.
4. Tract A to be deeded to adjacent property owner (Dutcher) in exchange for easement over Dutcher property as shown. (Symonds and/or assigns to retain utilities easement over Tract A.)
5. Lot corners and street monumentation will be set as street and utilities construction allows.
6. An easement is hereby reserved for and granted to all public and private utilities including but not limited to City of Anacortes; Puget Sound Power & Light Company; General Telephone Company; T.C.I.; Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and cablevision service, together with the right to enter upon the lots and tracts at all times for the purposes stated.
7. Drainage easement affecting South 25 feet of the Westerly portion and the South 10 feet of the Easterly portion of the subject property.

E. 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:	June 14, 1995
Recorded:	June 22, 1995
Auditor's No.:	9506220075
Executed By:	Strait Sound, Inc.

Said Instrument was re-recorded under Auditor's File No.9507030083.



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