

**AFTER RECORDING MAIL TO:**

Sean R. Foster  
2506 Bryce Court  
Anacortes, WA 98221



200404300225  
Skagit County Auditor

4/30/2004 Page 1 of 2 2:40PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 111736-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): C.J. Knapp  
Grantee(s): Sean R. Foster  
Abbreviated Legal: Lot 36 Skyline Div. 12, Phase I  
Assessor's Tax Parcel Number(s): P81249/4391-000-036-0007

THE GRANTOR C.J. KNAPP, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SEAN R. FOSTER, AN UNMARRIED PERSON the following described real estate, situated in the County of Skagit, State of Washington.

Lot 36, "PLAT OF SKYLINE DIV. 12, PHASE I," as per plat recorded in Volume 12 of Plats, pages 44 and 45, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated April 23, 2004

C.J. Knapp

5120  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

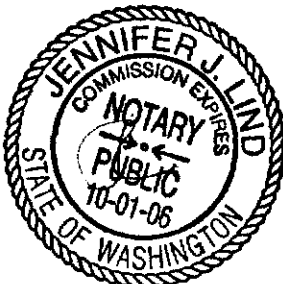
APR 30 2004

Amount Paid \$ 4183.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that C.J. Knapp  
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: April 23, 2004



Notary Public in and for the State of Washington  
Residing at 1500  
My appointment expires: 10-01-06

## EXCEPTIONS:

- A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: January 25, 1979  
Recorded: January 25, 1979  
Auditor's No.: 895350  
Executed By: Danard Custom Homes, a Washington corporation

- B. Right reserved to the public to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets shown hereon. Also the right to drain the streets and avenues over and across any lot or lots or tract where water might take a natural course after the road is graded. Public utilities above and below ground on all streets and avenues are hereby dedicated to the City of Anacortes, Washington. Granted hereby is a waiver of all claims for damages against the City of Anacortes which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said roads.

- C. Easement provisions set forth on the face of the Plat, as follows:

1.) An easement is hereby reserved for, and granted to Puget Sound Power and Light Company, General Telephone Company, and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated.

2.) Easements are hereby reserved for and granted to the City of Anacortes and their respective successors and assigns under and upon: (a) the exterior five (5) feet parallel and adjacent to the street frontage of all lots on Kingsway in which to install, lay, construct and maintain utilities and/or sidewalks; (b) portions of Lots 13 through 19, inclusive, as shown on plat map of Skyline Division No. 12 Phase I in which to construct, operate and maintain drainage and/or utilities systems.

- D. AVIATION EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes  
Purpose: Right of way for the free and un- obstructed passage of aircraft in and through the airspace over said lands, together with right to cause such noise as may ensue from the operation of aircraft, and together with right to enter upon said lands and cut or remove trees, structures or objects of natural growth which exceed elevation zones.

Dated: January 14, 1972  
Recorded: January 20, 1972  
Auditor's No.: 763226

Said Easement is a correction of Easement recorded under Auditor's File No. 732443.

