

AFTER RECORDING MAIL TO:
William H. Moody and John B. Groote
3801 12th Street West
Anacortes, WA 98221



200405280195

Skagit County Auditor

5/28/2004 Page 1 of 2 2:08PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81343

FIRST AMERICAN TITLE CO.

A81343E-1

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 3834-010-008-0000 (P58366)

THE GRANTOR Seaview Development Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Moody, an unmarried man, John Groote, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, of Anacortes Short Plat No. 98-004 (entitled Rock Ridge Phase II), as approved May 18, 1999 and recorded May 24, 1999 in Volume 14 of Short Plats, pages 30 and 31, under Auditor's File No. 9905240012, records of Skagit County, Washington;

Being a portion of Block 1324, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, and Blocks 10 and 11, "PLAT OF TUTTLE & BUCKLEY'S PLAT OF ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, page 23; TOGETHER WITH a vacated streets.

SUBJECT TO covenants, conditions, restrictions and easements, as per attached Exhibit "A"

Dated MAY 21, 2004

Seaview Development Inc.

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

By: Jack Greenberg, President

By: Barbara Greenberg, Vice President

MAY 20 2004

Amount Paid \$ 7805.30
Skagit Co. Treasurer
By JP Deputy

State of CALIFORNIA

County of Los Angeles

SS:

I certify that I know or have satisfactory evidence JACK GREENBERG AND BARBARA GREENBERG are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument and is President and Vice President of SEAVIEW DFEVELOPMENT INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: May 25, 2004

Donna Dance

Notary Public in and for the State of California

Residing at Covina

My appointment expires: Feb. 9, 2007



EXHIBIT "A"

Exceptions:

A. 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:

Recorded: NOVEMBER 24, 1954
Auditor's No.: 509693
Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

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

Short Plat No.: 98-004
Recorded: May 24, 1999
Auditor's No: 9905240012
(Copy attached)

Said matters include but are not limited to the following:

1. Sewage Disposal - City of Anacortes
2. Water - City of Anacortes
3. Surface water management controls shall be implemented to the City Engineer's specification / ordinance # 2441 and shall specifically protect downstream property owners
4. A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction
5. Connection to City water for all Lots, with fire hydrants located as approved by the City Fire Chief
6. Connection to City sewer for all Lots
7. All utilities shall be constructed to City standards
8. The 30' access and utilities easement shown on Lots 2 and 3 is for future development.
9. A non-exclusive easement is hereby reserved for and granted to: The City of Anacortes, Puget Sound Power and Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cable Vision, Inc. and Cascade Natural Gas Corp., etc., and their respective successors and assigns, under and upon the public roads located inside of this Short Plat and the exterior ten (10) feet parallel and adjacent to the street frontage of 12th Street and West "K" Avenue in which to install, lay, construct, renew, operate and maintain underground utilities, conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone and T.V. cable services, gas, etc., with the right to enter upon the Lots at all times for the purposes stated.
10. Easement for drainage, water and sewer affecting Lots 7 and 8.

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:

Recorded: November 1, 1999
Auditor's No: 199911010168
Executed by:

Anthony L. Malo, Jr. and Christiane T. Malo, husband and wife; Buehl J. Berentson and Verna J. Berentson, Trustees of The Berentson Family Trust dated February 18, 1992; David Ostergard, a married man; Kent Robinson, a married man; and Dale A. Fowler and Elizabeth Wilson-Fowler, husband and wife



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