

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ken Welk
3515 H Avenue
Anacortes, WA 98221



200406140214

Skagit County Auditor

6/14/2004 Page 1 of 3 1:56PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81420

FIRST AMERICAN TITLE CO.

A04710-E-1

Statutory Warranty Deed

Grantor(s): Theodore J. Beyer and Jan C. Beyer
Grantee(s): Ken Welk and Nancy Welk
Assessor's Tax Parcel Number(s): 350125-0-068-0200 P112625

THE GRANTOR Theodore J. Beyer and Jan C. Beyer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth D. Welk and Nancy L. Welk, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot "A" of Anacortes Short Plat No. ANA-97-004, approved January 12, 1998, recorded January 16, 1998 in Volume 13, pages 89 and 90 of Short Plats, under Auditor's File No. 9801160018, being a portion of Southwest 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

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

#29605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 6/07/2004

JUN 14 2004

Amount Paid \$
4895.00
Skagit Co. Treasurer
By Deputy

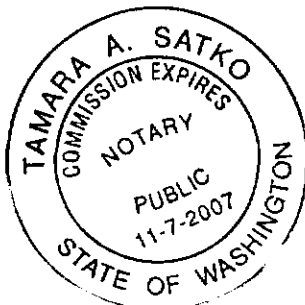
Theodore J. Beyer

Jan C. Beyer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Theodore J. Beyer and Jan C. Beyer, the persons 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.

Date: 6/11/04



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

SCHEDULE "B-1"

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Algot Olson
Recorded: June 11, 1957
Auditor's No.: 552359
Purpose: Roadway

Said easement is now held of record by Bill R. Love and Lorraine E. Love, husband and wife by instruments recorded under Auditor's File Nos. 876231 and 8403220060.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: September 24, 1946
Auditor's No.: 396307
Purpose: Water pipelines
Area Affected: Said premises, the exact location and extent of said easement is undisclosed of record

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Raymond G. Jones, et ux, et al
Recorded: March 27, 1970
Auditor's No.: 737329
Regarding: Water and sewer services and fees

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

Short Plat No.: ANA-97-004
Recorded: January 16, 1998
Auditor's No.: 9801160018
(Copy attached)

Said matters include but are not limited to the following:

1. I further declare that this land described by this short subdivision has not been previously short platted within the preceding five (5) years, and may not be further subdivided within five (5) years from the date of the approval of this short plat.
2. No restrictive and protective covenants will be filed with this short plat.



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3. 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 Cablevision, Inc., and Cascade Natural Gas Corp., etc., and their respective successors and assigns under, upon and along the North and South five (5') feet of Tract "A" and the North five (5') feet of the South thirty (30') feet of the West ninety-five (95') feet of Tract "B", 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 this short 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.

4. Water Supply – City of Anacortes (ex. water meter & connection is on "H" Avenue)

5. Sewage Disposal – City of Anacortes (Tract "A" will connect to "H" Avenue – Tract "B" – ex. system as shown)

6. Builder / Contractor must comply with Section 10 of Anacortes City Ordinance No. 2441, for "small parcel storm drainage requirements."

7. The existing tall and bushy green hedge, along the Northeasterly and the Easterly line of Tract "B", overlaps into the adjacent properties by approx. two-three feet.

8. An easement for utilities affecting the North 5 feet and Southerly 10 feet of Lot "A"



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