



200407200108

Skagit County Auditor

7/20/2004 Page

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4 3:33PM

## AFTER RECORDING MAIL TO:

Steven C. Ledbetter and Laura L. Ledbetter

2807 42nd Pl  
Anacortes, WA 98001Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81754

FIRST AMERICAN TITLE CO.

B817M4E-1

## Statutory Warranty Deed

Grantor(s): Joseph A. Kantor and Linda L. Kantor

Grantee(s): Steven C. Ledbetter and Laura L. Ledbetter

Lot 14, "Forest Hills PUD"

Assessor's Tax Parcel Number(s): 4727-000-014-0000 P114079

THE GRANTOR Joseph A. Kantor and Linda L. Kantor, Co-Trustees of the Joseph A. and Linda L. Kantor Family Revocable Trust dated May 25, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven C. Ledbetter and Laura L. Ledbetter, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "Plat OF FOREST HILLS PUD", according to the plat thereof recorded in Volume 17 of Plats, Pages 42 and 43, records of Skagit County, Washington.

Dated July 10, 2004

Joseph A. Kantor  
Joseph A. Kantor, Trustee

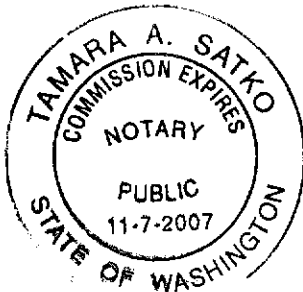
Linda L. Kantor  
Linda L. Kantor, Trustee

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Joseph A. Kantor and Linda L. Kantor the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are co-trustees of the Joseph A. and Linda L. Kantor Family Revocable Trust dated May 25, 2000 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: JULY 19, 2004

Tamara A. Satko

Notary Public in and for the State of WASHINGTONResiding at ANACORTESMy appointment expires: 11/7/07

3751  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 20 2004

Amount Paid \$ 6390.20  
Skagit Co. Treasurer  
By hp Deputy

Exhibit "A"

A. Stipulation contained in Deed dated November 7, 1905, executed by P. Halloran, Treasurer of Skagit County, Washington, recorded November 7, 1905, in Volume 56 of Deeds, page 586, as follows:  
"Subject to right-of-way for road purposes."

B. Provisions and obligations contained in instrument dated August 30, 1971, recorded September 1, 1971, under Auditor's File No. 757538, records of Skagit County, Washington, relating to use of water from well located upon adjoining land shown as an exception in Exhibit A hereto attached, as follows:

"Sellers reserve the option to use water from the aforementioned well, to provide domestic water for one additional single family residence that may be built on adjoining property. If such option is exercised there will be no extra expense to the purchasers and after installation, expense of pumping and maintenance shall be shared equally by both users. The purchasers will have priority of use of water in case there is a shortage of water. When public water becomes available, this option for use of water will become null and void and all rights to well will revert to the purchasers."

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Forest Hills PUD  
Recorded: January 20, 1999  
Auditor's No: 9901200127  
(Copy attached)

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. And also Tract "E" for pedestrian access path purpose.
2. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Power & Light Company, 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. In addition a 5' sanitary sewer easement on Lot 9 and a 5' sanitary sewer easement on Lot 10 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer to service properties to the East together with the right to enter upon the lots and spaces at all times for the purposes herein stated.
3. A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts "A" and "B", a 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 but not limited to water and erosion, maintenance of slope stability, visual and rural animal habitat. The NGPE imposes upon all present and future owners of the land within the easement the obligation, enforceable on behalf of the public by the auditor, to protect and maintain all trees and other vegetation within the easement. The vegetation



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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 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.

4. The Storm Water Detention Pond will remain the responsibility of the Homeowners for purposes of operation and maintenance.

5. Tract "E" 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. In addition a 5' path easement on Lot 9 and a 5' path easement 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. The trail easements are for the benefit of the Forest Hills Parkside, and Westwood PUDs.

6. Water Supply - City of Anacortes

7. Sewer Disposal - City of Anacortes

8. The trail easements are for the benefit of the Forest Hills, Parkside and Westwood PUDs.

9. Easement for sanitary sewer and walking path affecting the South 5' of Lot 9, and the North 5' of Lot 10

10. Easement for sanitary sewer affecting the West 5' of Lot 18, and the East 5' of Lot 19

11. Easement for storm drainage affecting the Southwest portion of Lot 21

12. Easement for utilities affecting the South portion of Lot 4

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	City of Anacortes
And:	Developer
Recorded:	October 10, 1988 and January 10, 1992
Auditor's Nos.:	8810100046 and 9201100074
Regarding:	Water hook-up and extension

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:

Recorded:	January 29, 1999
Auditor's No:	9901290249
Executed By:	Vintage Investments, Inc.



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F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Recorded: August 23, 2001  
Auditor's No.: 200108230106  
Purpose: Installation and maintenance of landscaping  
Area Affected: Portion of Lot 14

G. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Lots 13 and 14 of the subject plat  
Recorded: July 16, 2004  
Auditor's No.: 200407160001  
For: Ingress, egress and landscaping  
Affects: Lots 13 and 14

Said easement includes covenants and maintenance provisions.



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