



200407230160

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Joseph Andrews and Jennifer Andrews
10800-178 Woodside Ave.
Santee, CA 92071

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81593

FIRST AMERICAN TITLE CO.

A81593-E

Statutory Warranty Deed

Lot 4 ANA 02-002; ptn. Plate 11 Anacortes Tidelands
Assessor's Tax Parcel Number(s): 350230-0-211-0300/P119602

THE GRANTOR, CITY OF ANACORTES, a municipal corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph Andrews and Jennifer Andrews, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 Short Plat ANA 02-002 approved September 24, 2002, recorded October 10, 2002, under Auditor's File No. 200210100121; being a portion of Tracts 4 and 5, Plate 2, "ANACORTES TIDE AND SHORELANDS".

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

Dated July 22, 2004

City of Anacortes

H. Dean Maxwell (Mayor)
By: H. Dean Maxwell, Mayor

Jennifer Troxel
By: Jennifer Troxel
Interim Finance Director

State of WASHINGTON
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that H. DEAN MAXWELL and JENNIFER TROXEL are 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 the MAYOR and INTERIM FINANCE DIRECTOR respectively of the CITY OF ANACORTES to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7/22/04

Tamara A Satko



Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 11/7/07

3833

SKAGIT COUNTY, WASHINGTON
REAL ESTATE CLERK

JUL 23 2004

By BL Deputy

Exceptions:

EXHIBIT A

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 19, 2000
Auditor's No.: 200005190013
(Copy Attached)

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

Short Plat No.: ANA 02-002
Recorded: October 10, 2002
Auditor's No.: 200210100121
(Copy attached)

Said matters include but are not limited to the following:

1. Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage Disposal – City of Anacortes
3. Water – City of Anacortes
4. A non-exclusive easement is hereby granted across Lots 1 and 2 as shown on sheet 2.
5. Underground utilities are shown on Sheet 1 in their approximate locations as derived from “as – constructed” drawings and engineering plans.
6. Right of Seattle and Northern Railway Company to go upon the land adjacent to said line for a distance of two hundred feet on each side thereof and cut down all trees dangerous to the operation of said road, as granted by instruments recorded under Vol. 9 of Deeds, page 274 and Auditor's File Nos. 15118, 15119 and 17158.
7. Easement dedicated on the face of said Plat for slopes for cuts and fills, affecting any portions of said premises which abut upon streets, avenues, alleys and roads.
8. Restrictive covenant between the City of Anacortes and Washington Department of Ecology, recorded December 8, 1998 under Auditor's File No. 9812080091.
9. Note contained on the face of Short Plat No. ANA 92-005 as follows:

All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
10. Conditions contained in City of Anacortes decision to approve Short Plat No. ANA 92-005, recorded January 25, 1994 under Auditor's File No. 9401250108, records of Skagit County, WA.



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11. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment if all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in deed from the State of Washington recorded November 24, 1909 under Auditor's File Nos. 76533 and 96389, records of Skagit County, WA.
12. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in deed from the State of Washington recorded November 24, 1909 under Auditor's File Nos. 76533 and 96389, records of Skagit County, WA.
13. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "An act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State", approved March 9, 1893.
14. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
15. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
16. Any question that may arise due to the shifting or change of the line of high water of Fidalgo Bay or due to said bay having shifted or changed its line of high water.
17. Easement for public access, including the terms and conditions thereof, granted by instrument in favor of the City of Anacortes, recorded September 18, 1996 under Auditor's File No. 9609180076, records of Skagit County, WA.
18. 20 foot utility easement granted to City of Anacortes and Lots 1 and 2 of Short Plat No. ANA 92-005, as delineated on the face of said Short Plat.
19. Declaration of easements, including the terms, covenants and provisions thereof, granted by instrument recorded February 25, 1993 under Auditor's File No. 9302250058, records of Skagit County, WA.
20. Easement for maintenance and repair of the existing storm drains in favor of the City of Anacortes, granted by instrument recorded June 19, 2001 under Auditor's File No. 200106190141, records of Skagit County, Washington.
21. Know all persons by these presents that the City of Anacortes, owner in fee simple of the parcel being subdivided, does hereby declare this Plat made as its free and voluntary act and deed. We further declare that the land described by this Short Plat has been previously Short Platted within the previous five years, and may not be further subdivided within five years from the date of approval of this Short Plat.



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