

AFTER RECORDING MAIL TO:
Stephen Z. Hiles
1801 Copper Pond Place
Anacortes, WA 98221



200407290129
Skagit County Auditor

7/29/2004 Page 1 of 3 3:22PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112727-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Derek J. Leney and Elizabeth R. Leney
Grantee(s): Stephen Z. Hiles and Wendy A. Hiles
Abbreviated Legal: Lot 11, Copper Pond.
Assessor's Tax Parcel Number(s): P108180/4661-000-011-0000

THE GRANTOR Derek J. Leney and Elizabeth R. Leney, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and

warrants to Stephen Z. Hiles and Wendy A. Hiles, Husband and Wife,

the following described real estate, situated in the County of Skagit, State of Washington. Lot 11, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT," as per plat recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated July 22, 2004

Derek J. Leney
Derek J. Leney

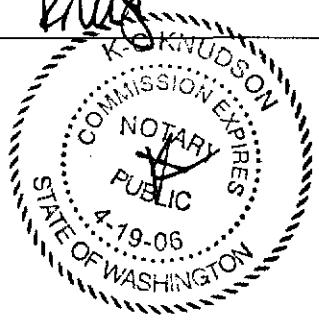
Elizabeth R. Leney
Elizabeth R. Leney

STATE OF Washington }
COUNTY OF July 23 2004 } SS:

I certify that I know or have satisfactory evidence that **Derek J. Leney and Elizabeth R. Leney** 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: KE Knust

KE Knust



Notary Public in and for the State of WA
Residing at Seds Wollen
My appointment expires: 4-19-06
3948

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 23 2004

Amount Paid \$ 4823.00
By [Signature] Skagit Co. Treasurer Deputy

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
 Purpose: Transmission line
 Area Affected: Exact location of which is undisclosed on the record
 Recorded: August 17, 1962
 Auditor's No.: 625248

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
 Purpose: Transmission line
 Area Affected: The exact location of which is undisclosed on the record
 Recorded: August 17, 1962
 Auditor's No.: 625249

C. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

D. Conditions shown on face of Plat, as follows:

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts A, B, D, E, F, G, I and K, 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 control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, 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 at any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area at 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.

STORM WATER DETENTION PONDS

Two Storm Water Detention Ponds and access roads are hereby dedicated to the City of Anacortes for Tracts C and H for operation and maintenance by the City of Anacortes.

CITY RIGHT-OF-WAY

Tract "B" is hereby dedicated to the City of Anacortes for purposes for purposes of operation and maintenance by the City of Anacorte



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EXCEPTIONS CONTINUED:

E. Utilities Easement shown on face of Plat:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lot and tracts as shown on the face of the Plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

F. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR COPPER POND:

Executed By: Creekside Development
Recorded: September 11, 1995
Auditor's No.: 9509110141
(copy attached)

AMENDMENTS THERETO:

Recorded: March 20, 1997 and December 17, 1997
Auditor's Nos.: 9703200089 and 9712170015



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