

AFTER RECORDING MAIL TO:
David M. Halpern
4312 Westwood Court
Anacortes, WA 98221



200408100080
Skagit County Auditor

8/10/2004 Page 1 of 3 11:27AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113091-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Andrew R Ferguson and Julianne A Ferguson
Grantee(s): David M. Halpern and Nancy K. Halpern
Abbreviated Legal: Lot 15, Westwood PUD
Assessor's Tax Parcel Number(s): P110966/4688-000-015-0000

THE GRANTOR Andrew R Ferguson and Julianne A Ferguson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David M. Halpern and Nancy K. Halpern, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.
Lot 15, "PLAT OF WESTWOOD PUD," as per plat recorded in Volume 16 of Plats, pages 152 and 153, records of Skagit County.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4194
AUG 10 2004
Amount Paid \$ 5963.00
By Skagit Co. Treasurer Deputy

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated August 6, 2004

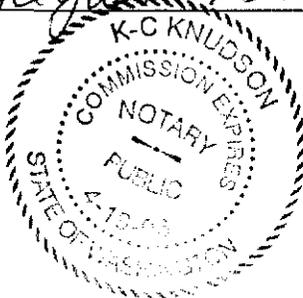
Andrew R Ferguson

Julianne A Ferguson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Andrew R Ferguson and Julianne A Ferguson 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: August 9 2004



Notary Public in and for the State of WA

Residing at Eden Woodley

My appointment expires: 4-19-06

Schedule "B-1"

EXCEPTIONS:

A. Utility Easement shown on face of Plat, as follows:

"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 Cablevision 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 street, lots, tracts and spaces at all times for the purposes herein stated."

B. Dedication 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" 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 control at the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection at 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 lease 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 of any grading, building construction, or other development activity on a lot subject to the 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 contained storm water conveyance systems and may require maintenance and/or repair, by the City of Anacortes.

Storm Water Detention Ponds -

The Storm Water Detention Pond and access road are hereby dedicated to the City of Anacortes for Tract "E" for operation and maintenance by the City of Anacortes.

City Right of Way -

Tract "D" is hereby dedicated to the City of Anacortes for purposes as utility and fire access and for purposes of operation and maintenance by the City of Anacortes.

Park Tract "C" -

Tract "C" is hereby dedicated to the Homeowners' Association for purposes of park area.



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Schedule "B-1"

EXCEPTIONS CONTINUED:

- 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. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

| | |
|--------------------|-----------------------|
| Declaration Dated: | April 14, 1997 |
| Recorded: | April 14, 1997 |
| Auditor's No.: | 9704140108 |
| Executed By: | BBC Investments, Inc. |



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