

AFTER RECORDING MAIL TO:
Michael W. Ellis and Patricia A. Ellis
1606 24th Place
Anacortes, WA 98221

200408310100
Skagit County Auditor
8/31/2004 Page 1 of 4 12:11PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82032

Statutory Warranty Deed

Grantor(s): Wilmoor Development Corporation
Grantee(s): Michael W. Ellis and Patricia A. Ellis
Lot 2 "24th Place Short Plat"
Assessor's Tax Parcel Number(s): 350124-0-053-0100 P121096
FIRST AMERICAN TITLE CO.
A82032E

THE GRANTOR Wilmoor Development Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael W. Ellis and Patricia A. Ellis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "24TH PLACE SHORT PLAT", recorded December 4, 2003 under Skagit County Auditor's File No. 200312040141, approved by the City of Anacortes, Washington.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities delineated as 24th Place on the face of said Plat.

SUBJECT TO the Easements, Restrictions and other Exceptions contained on Exhibit "A" attached hereto.

Dated August 26, 2004

4689
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Wilmoor Development Corporation

By: Gregory J. Wilson, President

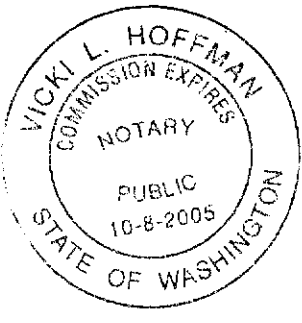
AUG 31 2004
Amount Paid \$6,675.00
Skagit Co. Treasurer
By: Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gregory J. Wilson 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 is President of Wilmoor Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8-27-04

Vicki L. Hoffman



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: September 15, 2003
Recorded: September 23, 2003
Auditor's No: 200309230110
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portions of the subject property

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

Short Plat No.: 24th Place
Recorded: December 4, 2003
Auditor's No: 200312040141
(Copy attached)

Said matters include but are not limited to the following:

1. Know all men by these presents that Washington Federal Savings Bank, mortgage holder and Wilmoor Development Corporation, owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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.
2. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, Inc., Verizon Telephone Company, Cascade Natural Gas Company, Comcast Cable Television Company, and their respective successors and assigns under and upon the five (5) feet, or as shown on the plat, of front boundary lines all lots, tracts, and spaces within the plot lying parallel with and adjoining all street(s) public and private 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 services, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

In addition to the above utility easement an additional 30 foot utility easement either side of the common property line is hereby reserved for and conveyed to the City of Anacortes across Lots 2 and 5 as shown on the plat for the same purposes as stated above.

3. A private driveway is hereby reserved and granted to all the lots of the plat for the purposes of driveway access as shown on the face of the Short Plat.



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4. Short Plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the Administrator. The scope of this permit is not to exceed that as set-out in Attachment "A".
5. This project is subject to applicable water, sewer and stormwater general facility and hookup fees and transportation, fire, school and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
6. The applicant shall acquire all necessary federal, state and local permits.
7. A temporary erosion and sedimentation control plan shall be approved by the City of Anacortes Public Works Department, constructed and maintained throughout construction.
8. Prior to clearing or fill and grade beginning, both a large parcel storm water plan and a water quality control plan, as required by the City of Anacortes Storm Drainage Ordinance No. 2441, shall be prepared by the applicant, approved by the City Department of Public Works and implemented. The water quality control plan shall address permanent and temporary best management practices to be incorporated in the project to control pollution of storm water runoff after / during construction and / or land clearing activities are completed. All required off-site storm water improvements should be completed prior to site vegetation removal.
9. The developer shall purchase and install all street signs.
10. Street lighting shall be energy efficient and provided as required by the City Engineer.
11. Engineering and inspection fees in the amount of \$500 plus 2% of the total construction estimate shall be due at or before the mandatory pre-construction meeting. No construction activity is allowed until construction plans are approved, fees have been paid and the pre-construction meeting is completed.
12. The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, street access and storm drainage.
13. Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
14. Mailbox locations shall be approved by the City of Anacortes Public Works Department and USPS.
15. In keeping with the City's street grid name system, the Building Department shall approve street names.
16. All easements shall be surveyed and shown on the Short Plat Drawing.
17. A minimum of two off street parking spaces shall be provided for each dwelling unit, as required by City ordinances. Required off-street parking locations shall not interrupt or block in any way the required street turnaround.
18. Prior to final short plat approval all infrastructure improvements shall be completed as required by the City Public Works Director.



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19. Water Supply - City of Anacortes

20. Sewer Disposal - City of Anacortes

21. 15 foot private driveway and utility easement. (Affects Lots 2 and 5)

22. 10 foot utility easements. (Affects Lot 5)

23. 10 foot private road easement. (Affects Lots 1, 2, 5 and 6)

24. 5 foot utility easement. (Affects Lots 1, 2 and 6)

25. 6 foot utility easement (Affects Lot 6)

26. 15 foot private driveway and utility easement.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:

May 3, 2004

Recorded:

May 4, 2004

Auditor's No.:

200405040021

Executed By:

Wilmoor Development Corporation



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Skagit County Auditor