

AFTER RECORDING MAIL TO:  
Bradley R. Paulson  
2202 10th Street  
Anacortes, WA 98221



200409300004  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 113463-PAE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Holton Family Trust of May 16  
Grantee(s): Bradley R. Paulson and Marjorie A. Paulson  
Abbreviated Legal Ptn Blk. 239, Anacortes, aka Trs. 1&2 SP ANA-93-004.  
Assessor's Tax Parcel Number(s): P56375/3772-239-014-0008, P105094/3772-239-014-0100

THE GRANTOR Fred Paul Holton, as Trustee of Holton Family Trust of May 16<sup>1994</sup> for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bradley R. Paulson and Marjorie A. Paulson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1 and 2, of Holton Short Plat, Short Plat No. ANA 93-004, approved February 7, 1994, and recorded on February 18, 1994, in Volume 11 of Short Plats, at page 62, under Auditor's File No. 9402180053, records of Skagit County, Washington; and being a portion of Block 239, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

# 5282  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated September 24, 2004

SEP 30 2004

Holton Family Trust of May 16

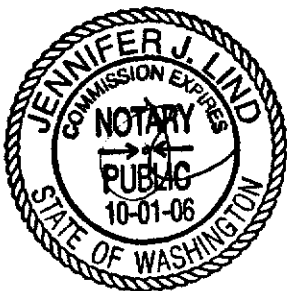
+ Fred Paul Holton, Trustee  
By: Fred Paul Holton, Trustee

Amount Paid \$ 10,235.00  
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Fred Paul Holton  
signed this instrument, on oath stated that He  
authorized to execute the instrument and acknowledged it as the Trustee  
of Holton Family Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: September 28, 2004



[Signature]  
Notary Public in and for the State of Washington  
Residing at Decatur Island Bow  
My appointment expires: 10/01/2006

## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Anacortes, a municipal corporation  
Purpose: For the purpose of excavating and constructing, installing, repairing, maintaining, and replacing underground trunk and/or lateral sewers, manholes, pump houses, pumps, and any and all other sewer appurtenances, with full right of ingress and egress to perform any and all work incident to the above named purposes  
Area Affected: The West eight feet (8') of the East ½ of B Avenue, produced Northerly from the North line of 11<sup>th</sup> Street to Great Northern Railway right-of-way  
Dated: July 29, 1954  
Recorded: November 15, 1961  
Auditor's No.: 614517

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Anacortes, a municipal corporation  
Purpose: For the purpose of excavating and constructing, installing, repairing, maintaining and replacing water lines and trunk and/or lateral sewers, manholes, pump houses, pumps, and any and all other appurtenances, with full right of ingress and egress to perform any and all work incident to the above named purposes  
Area Affected: The East ½ of B Avenue, produced Northerly from the North line of 11<sup>th</sup> Street to the Great Northern right-of-way  
Dated: May 16, 1963  
Recorded: May 20, 1963  
Auditor's No.: 636193

## C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Bradley R. Paulson and Marjorie A. Paulson, husband and wife  
Purpose: For ingress, egress, roadway and utilities  
Area Affected: Beginning at a point on the South line of Block 239, Map of the City of Anacortes, according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, 200 feet West of the Southeast corner of said Block 239; thence North parallel with the East line of Block 239 to a point of intersection with a line which is 30 feet South of (measured at right angles) and parallel with a line running from a point in the corner line of Avenue D, 602.7 feet North of the point of intersection of the said center line of said Avenue D with the center line of Eleventh Street to a point in the center line of Avenue B, 248.2 feet North of the point of intersection of said center line of Avenue B with the center line of Eleventh Street; thence Southwesterly 30 feet distant from (measured at right angles) and parallel with the last described line to the center line of Avenue B; thence South along the center line of said Avenue



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C. (Continued):

Area Affected Continued:

B to the North line of Eleventh Street; thence East along the North line of Eleventh Street and the South line of said Block 239 to the point of beginning. Said easement to be expanded to such additional width as may be required by the City of Anacortes or other applicable government agency from time to time.

Dated:

Not disclosed

Recorded:

November 16, 1988

Auditor's No.:

8811160026

## D. NOTES CONTAINED IN THE FACE OF THE SHORT PLAT, AS FOLLOWS:

- 1.) Short Plat number and date of approval shall be shown on all deeds and contracts.
- 2.) Zoning is residential low density, 7500 square feet minimum. All lands in Blocks 239 and 242 contain single-family residences.
- 3.) Water is City of Anacortes.
- 4.) Sewage disposal is City of Anacortes sewer system.
- 5.) Easements #120623 and #120624 reserve the City of Anacortes the right to construct sewers in the vacated streets and alley in Block 239. #614517 and #636193, give the City the right to construct utilities and appurtenances in the East ½ of vacated "B" Avenue. The description in these two easements may be ambiguous. #8711250036 and #8811160026, in favor of private parties for access to adjoining land to the North and East, are not of definite width or description and thus cannot be definitely shown, but supposedly are along the existing one-land road near the Westerly and Northerly boundaries of the Short Plat property but are not adjacent to and adjoining said boundaries.
- 6.) Street address for Lot 2 shall be 2320-11<sup>th</sup> St., and for Lot 1 shall be 2322-11<sup>th</sup> St.

## E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:

Short plat

Purpose:

Access Road

Area Affected:

As shown

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