

AFTER RECORDING MAIL TO:

**Travis D. Crabb
3506 Oakes View Lane
Anacortes, WA 98221**



**200409300205
Skagit County Auditor**

9/30/2004 Page 1 of 2 3:26PM

**Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113404-pae**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

**Grantor(s): William E. Campbell and Angela Campbell
Grantee(s): Travis D. Crabb
Abbreviated Legal: Lot 30, Clearidge I
Assessor's Tax Parcel Number(s): P816886/4410-000-030-0000**

THE GRANTOR William E. Campbell and Angela Campbell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Travis D. Crabb, a married man, as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "CLEARIDGE, DIV. I," as per plat recorded in Volume 12 of Plats, pages 76, 77, 78 and 79, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated September 24, 2004

William E. Campbell
William E. Campbell

Angela Campbell
Angela Campbell

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **William E. Campbell and Angela Campbell** 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/ter/their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: September 24, 2004

Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2006



5335
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 30 2004 4105 20

Amount Paid \$
Skagit County Treasurer
By: [Signature] Deputy

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	November 12, 1979
Recorded:	November 28, 1979
Auditor's No.:	7911280008
Executed By:	Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas

B. Aviation Easements in favor of the Port of Anacortes providing for a perpetual easement and right of way for the free and unobstructed passage of aircraft in and through the air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.

C. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building."

D. Provision set forth in the Dedication of said Plat for the right to make all necessary slopes for cuts and fills, upon the lots in the original reasonable grading of the roads, streets and alleys shown on said Plat.



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