

AFTER RECORDING MAIL TO:
Mr. and Mrs. Norman R. Rodriguez
4010 Astrea Place
Anacortes, WA 98221



200410200053
Skagit County Auditor

10/20/2004 Page 1 of 3 1:55PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82590

Statutory Warranty Deed

~~FIRST AMERICAN TITLE CO.~~
A82590-E-1

Grantor(s): William B. Phillips and Laura L. Phillips
Grantee(s): Norman R. Rodriguez and Marisol E. Rodriguez
Assessor's Tax Parcel Number(s): P108781, 4675-000-011-0000

THE GRANTOR William B. Phillips and Laura L. Phillips, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Norman R. Rodriguez and Marisol E. Rodriguez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "PLAT OF ASTREA PLACE", as per plat recorded in Volume 16 of Plats, pages 107 and 108, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on the attached Exhibit "A"

Dated: October 7, 2004

William B. Phillips
William B. Phillips

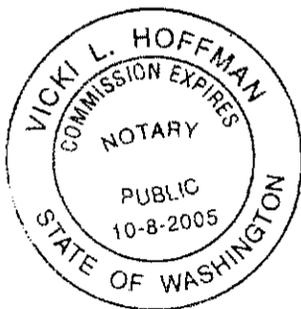
Laura L. Phillips
Laura L. Phillips

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William B. Phillips and Laura L. Phillips, the persons 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.

Date: 10-8-04

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



5070
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 20 2004

Amount Paid \$ 4895.00
By [Signature] Skagit Co. Treasurer Deputy

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Astrea Place
Recorded: May 31, 1996
Auditor's No: 9605310132

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Anacortes; Puget Sound Power & Light Company; Cascade Natural Gas; GTE Northwest; Skagit County P.U.D. No. 1, and their respective successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots 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 the 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.
2. All parking within the cul-de-sac shall be off street. No parking shall be provided on the cul-de-sac itself;
3. No building permits shall be issued for Lots 9 through 14, without a Deed restriction being recorded that stipulates that the property owner will not oppose an L.I.D. for "N" Avenue street improvements. Notice of this requirement shall be contained in any Deeds involving this subdivision or the lot(s) therein.
4. Know all men by these presents that S & W Ventures, a Partnership, the undersigned owner in fee simple of the land hereby platted and Norman C. Sanderson and Karolyn L. Sanderson, the Mortgagees thereof, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any Governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads.

Following original, reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any owner of any lot or lots prior to making any alteration in the drainage system after the recording of the plat, must make application to and receive approval from the Director of the Department of Public Works for said alteration. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

Tract 999, is hereby dedicated to the City of Anacortes. Said Tract is reserved for storm drainage, sanitary sewer and utility purposes.



200410200053
Skagit County Auditor

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

Recorded: July 23, 1996
Auditor's No: 9607230081
Executed by: S & W Ventures, a Washington Partnership



200410200053
Skagit County Auditor