



200411120004
Skagit County Auditor

11/12/2004 Page 1 of 2 9:02AM

AFTER RECORDING MAIL TO:
Denis J. Bukowski
4117 D Court
Anacortes, WA 98221

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113734-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Michael J. Reichardt and Julie A. Reichardt
Grantee(s): Denis J. Bukowski and Brigitte Bukowski
Abbreviated Legal:
Ptn SW 1/4 pf SW 1/4. 25-35-1 E W.M. aka Lot 5, SP ANA 98-008.
Assessor's Tax Parcel Number(s): P116146/350125-3-018-0500

THE GRANTOR Michael J. Reichardt and Julie A. Reichardt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Denis J. Bukowski and Brigitte Bukowski, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5 of City of Anacortes Short Plat No. ANA-98-008, approved November 22, 1999, recorded December 2, 1999, under Auditor's File No. 9912020010, records of Skagit County, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

6089
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

NOV 12 2004

Amount Paid \$ 9772.20
Skagit Co. Treasurer
By lp Deputy

Dated November 8, 2004

[Signature]
Michael J. Reichardt

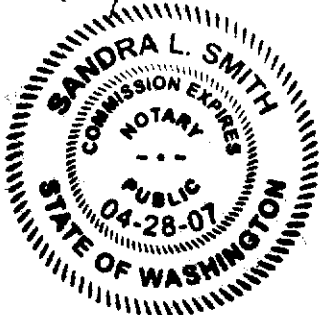
[Signature]
Julie A. Reichardt

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael J. Reichardt and Julie A. Reichardt 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: 11/10/04

[Signature]



Notary Public in and for the State of WA
Residing at Decker Island
My appointment expires: 4/28/07

EXCEPTIONS:

A. 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.

B. EASEMENT SHOWN ON SHORT PLAT:

For: Drainage
Affects: North 5 feet and West 10 feet

C. Utilities easement as shown on Short Plat, as follows:

"An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television 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 streets, lots, tracts and spaces at all times for the purposes herein stated. In addition a 20 foot sanitary sewer easement on Lot 3 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer together with the right to enter upon the lots and spaces at all times for the purposes herein stated.

STORM WATER DETENTION PONDS AND STORM DRAINAGE SYSTEM

The storm water detention pond, storm water drainage system and all drainage easements shown on the plat will remain the responsibility of the Homeowners for purposes of operation and maintenance."

D. Notes as shown on Short Plat, as follows:

- 1.) Zoning - Residential Low Density District;
- 2.) Water Supply - City of Anacortes;
- 3.) Sewer Disposal - City of Anacortes;
- 4.) All notes, utility easements and rights dedicated to the public previously imposed by City regulations on Lot X "Plat of Parkside Division No. 2" are hereby eliminated in favor of the matters set forth on the face of this plat.

E. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR THE CREST AT 41ST AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Wilmoor Development Corporation
Recorded: November 12, 1999
Auditor's No.: 19991120011



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