

AFTER RECORDING MAIL TO:
James N. Moore
3823 Copper Pond
Anacortes, WA 98221



200411190129
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113995-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Joseph Silvio Bruno and Patricia Ellen Bruno Revocable Living Trust
Grantee(s): James N. Moore and Melinda A. Moore
Abbreviated Legal: Lot 46, Copper Pond PUD.
Assessor's Tax Parcel Number(s): P108215/4661-000-046-0000

THE GRANTOR Joseph Silvio Bruno and Patricia Ellen Bruno, Trustee of the Bruno Living Trust Dated March 20, 1996, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James N. Moore and Melinda A. Moore, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 46, "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT," as per plat recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington. #6255

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated November 18, 2004

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 19 2004

Amount Paid \$
Skagit County Treasurer
By: Deputy

Joseph Silvio Bruno and Patricia Ellen Bruno
Revocable Living Trust

Patricia Ellen Bruno, Trustee
By: Patricia Ellen Bruno, Trustee

Joseph Silvio Bruno, Trustee
By: Joseph Silvio Bruno, Trustee

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Joseph Silvio Bruno and Patricia Ellen Bruno signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustee's of The Bruno Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/18/04



Smith
Notary Public in and for the State of Washington
Residing at Decatur Island
My appointment expires: 4/28/07

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Purpose: Transmission line
Area Affected: Exact location of which is undisclosed on the record
Recorded: August 17, 1962
Auditor's No.: 625248

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Purpose: Transmission line
Area Affected: The exact location of which is undisclosed on the record
Recorded: August 17, 1962
Auditor's No.: 625249

C. 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.

D. Conditions shown on face of Plat, as follows:

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts A, B, D, E, F, G, I and K, a beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course at any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area at development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

STORM WATER DETENTION PONDS

Two Storm Water Detention Ponds and access roads are hereby dedicated to the City of Anacortes for Tracts C and H for operation and maintenance by the City of Anacortes.

CITY RIGHT-OF-WAY

Tract "B" is hereby dedicated to the City of Anacortes for purposes as a road and utility access and for purposes of operation and maintenance by the City of Anacortes.



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EXCEPTIONS CONTINUED:

E. Utilities Easement shown on face of Plat:


An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lot and tracts as shown on the face of the Plat and other utility easements, if any, shown on the face of the plat, 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 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."

F. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR COPPER POND:

Executed By:	Creekside Development
Recorded:	September 11, 1995
Auditor's No.:	9509110141
(copy attached)	

AMENDMENTS THERETO:

Recorded:	March 20, 1997 and December 17, 1997
Auditor's Nos.:	9703200089 and 9712170015


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