

4

WHEN RECORDED RETURN TO
JAMES B. NELSON
2510 WASHINGTON BOULEVARD
ANACORTES, WASHINGTON 98221



200411290129
Skagit County Auditor

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CHICAGO TITLE CO.

1032013 ✓



CHICAGO TITLE INSURANCE COMPANY

5100978

STATUTORY WARRANTY DEED

Dated: NOVEMBER 17, 2004

THE GRANTOR

ROGER H. GUGEL AND SHERRIE A. GUGEL, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JAMES B. NELSON AND CORINNE L. NELSON, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:

Tax Account Number(s): 4770-0090-018-0000/P117644

LO T18, PLAT OF WASHINGTON PARK ESTATES, ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 29, 2000, UNDER AUDITOR'S FILE NUMBER 200011290068,
RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN SKAGIT COUNTY, WASHINGTON.

6373
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 29 2004

Amount Paid \$ 8437.20
By Skagit Co. Treasurer Deputy

lp

ROGER H. GUGEL

SHERRIE A. GUGEL

SWD/RDA/0899

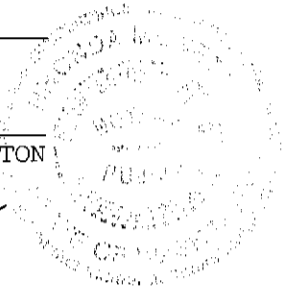
STATE OF WASHINGTON
COUNTY OF Skagit

SS

ON THIS 23rd DAY OF November, 2004 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Roger A. Engel & Sherrie A. Engel TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT They SIGNED AND SEALED THE SAME AS Their FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Rhonda McNeill
NOTARY SIGNATURE

PRINTED NAME: Rhonda McNeill
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Anacortes, WA
MY COMMISSION EXPIRES ON 11/29/05



200411290129
Skagit County Auditor

ARY/RDA/092100

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100978

SUBJECT TO:

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 29, 2000

Auditor's No(s): 200011290067, records of Skagit County, Washington

Executed By: Sunset Cove Development, L.L.C.

AMENDED by instrument(s):

Recorded: May 30, 2001 AND 200911090072

Auditor's No(s): 200105300157, records of Skagit County, Washington

Restrictions and notes on the face of the plat as follows:

- A. Public utility easement across the West 20 feet of Lots 25-34 is hereby granted to the City of Anacortes. Access shall not be obstructed by fencing, shrubs or other landscape or fence features that would obstruct access to manholes. Should excavation of the sewer line be required for maintenance beyond routine manhole access, the grantee shall restore the easement area to all weather access condition only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.
- B. Some lot corners along Washington Boulevard were offset toward the center of the street due to conflicts with water meters. Directions are along lot lines extended; distances to the true lot corner are shown next to the lot corner symbol.
- C. Lots 1 and 2; 5 and 6; 7 and 8; 11 and 12; 13 and 14; 15 and 16; 19 and 20; 21 and 22; 25 and 26; 27 and 28; 29 and 30; 31 and 32, and 33 and 34 are subject to common access easements over the South or North 10 feet of the East or West 105 feet of each as shown hereon. Each lot of each pair shall have the right to use that area for ingress and egress and private utilities. No parking shall occur on the common access easements unless by mutual agreement of the adjacent owners. Said area shall extend 105 feet East along the line common to Lots 7 and 8, and 105 feet West along the line common to Lots 25 and 26 from the angle point in their common line.
- D. This plat is a replat of portions of PLAT OF WOOD'S ADDITION TO ANACORTES, WASHINGTON. Some of the street and alley rights of way from said WOOD'S ADDITION is hereby vacated, and some new street right of way is hereby dedicated to the public. See Sheet 3 of 3 for overlay.
- E. PSE easements across Lots 4 and 30 and 31 are hereby granted to Puget Sound Energy, its successors and assigns for the purposes of electrical power transmission.
- F. Easements for walkway shown hereon are pedestrian or other non motorized access easements, and are hereby granted to the City of Anacortes and the public. The easement area may not be obstructed or used for any purpose other than pedestrian or other non motorized access with the exception of landscaping that shall not obstruct, overhang or interfere with the intended use of the easement. No driveway surfacing, parking of vehicles, boats, trailers, etc. or any other obstruction to non motorized use shall be permitted.
- G. Tract A is not a buildable lot. It shall be attached to and become a part of the parcel adjoining it to the West by lot line adjustment. Tract A is subject to an easement for ingress, egress and utilities in favor of adjoining Lots 17 and 18.

[Handwritten signatures]

EXHIBIT3/RDA/0999



200411290129

Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 5100978

Easement delineated on the face of said plat;

For: Utilities
Affects: Exterior 10 feet of front boundaries

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., TCI Cablevision of Washington, Inc., other public franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat. 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 restoring the property to conditions found prior to work within the easement.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 29, 1962
Auditor's No(s): 625661, records of Skagit County, Washington
Executed by: A.F. Gratzer

As Follows: It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J.K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364 respectively under Auditor's File No. 596207, records of Skagit County Auditor and waiver any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport

Decision to Issue a Preliminary Plat Permit for the Woods Sunset Cove Addition Plat and the Terms and Conditions Thereof;

Recorded: January 17, 2001
Auditor's No.: 200101170034, records of Skagit County, Washington

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: November 29, 2000
Auditor's No(s): 200011290067, records of Skagit County, Washington
Imposed By: Sunset Cove Development Homeowners Association
Affects: Said premises



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