

AFTER RECORDING MAIL TO:
Mr. and Mrs. Samuel T. Hilyer
3805 Sterling Place
Anacortes, WA 98221



200412010073
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83065

Statutory Warranty Deed

Grantor(s): Rose May Jensen
Grantee(s): Samuel T. Hilyer and Natalie T. Hilyer
Assessor's Tax Parcel Number(s): P107105, 4641-000-018-0007

FIRST AMERICAN TITLE CO.
A83065-E-3

THE GRANTOR Rose May Jensen, who acquired title as Rose May Dienstmann, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Samuel T. Hilyer and Natalie T. Hilyer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, of Plat "STERLING PLACE", approved November 28, 1994 and recorded under Auditor's File No. 9412010072 in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington; TOGETHER with the following described parcel:

Beginning at the Southwest corner of Lot 18 of said "STERLING PLACE"; thence South 89°28'31" East, along the South line of said Lot 18, a distance of 129.73 feet to the Southeast corner of said Lot 18; thence South 00°30'39" West, along the East line of the Southwest ¼ of the Southwest ¼ of Section 23, Township 35 North, Range 1 East, W.M., a distance of 16.50 feet to the South line of the North 16.50 feet of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼; being the Northeast corner of Tract "H" of the "Plat OF COPPER POND PLANNED UNIT DEVELOPMENT", recorded under Auditor's File No. 9509110092, records of Skagit County, Washington; thence North 89°28'31" West, along the South line of the North 16.50 feet of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ of said Section 23, a distance of 129.73 feet to a point lying South 00°31'29" West, from the point of beginning; thence North 00°31'29" East a distance of 16.50 feet to the point of beginning.

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

Dated: November 29, 2004

Rose May Jensen
Rose May Jensen

6438
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 01 2004

Amount Paid 5073.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rose May Jensen, 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: 11/30/04



A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: May 13, 1994
Recorded: May 26, 1994
Auditor's No.: 9405260010
Purpose: Underground Electric System
Area Affected:

Easement No. 1: All street and road rights-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property, being parallel to and coincident with the boundaries of Sterling Place and 6th Street West, as designed, platted and/or constructed within the above described property.

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

Dated: January 31, 1995
Recorded: February 8, 1995
Auditor's No.: 9502080048
Executed by: Wilmoor Development Corporation, a Washington corporation

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

Plat/Subdivision Name: Sterling Place
Recorded: December 1, 1994
Auditor's No: 9412010072

Said matters include but are not limited to the following:

1. An easement is hereby granted to and reserved for the City of Anacortes, any power company, natural gas company, telephone company or cable television company and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, sewer and water service, drainage and cable television. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.



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