

AFTER RECORDING MAIL TO:
Raymond R. Rogers
1309 G Avenue
Anacortes, WA 98221



200501280119

Skagit County Auditor

1/28/2005 Page 1 of 3 3:37PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114772-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James P. Weygandt
Grantee(s): Raymond Rogers
Abbreviated Legal: Lot 2, Allkinght's Add. To Anac.
Assessor's Tax Parcel Number(s): P109047/4677-000-002-0000

THE GRANTOR James P. Weygandt, a married man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond Rogers, a married person as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "PLAT OF ALLKNIGHT'S ADDITION TO ANACORTES," as per plat recorded in Volume 16 of Plats, pages 109 and 110, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated January 21, 2005

James P. Weygandt
James P. Weygandt

427
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2005

Amount Paid \$ 3714.22
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James P. Weygandt
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: 1/21/05



Sandra L. Smith
Notary Public in and for the State of WA
Residing at Deakur Island
My appointment expires: 4/28/07

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Puget Sound Power & Light Company, General Telephone Company of the Northwest, Inc., TCI Cablevision of Washington, Inc., and Cascade Natural Gas Corporation and their respective successors and assigns

Purpose:

A non-exclusive easement with appurtenant rights in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment over, under, along and across.

Area Affected:

A portion of the subject property

Dated:

September 19, 1995

Recorded:

September 20, 1995

Auditor's No.:

9509200064

B. Notes as shown on the face of the Plat, as follows:

1. Zoning - part R-3 and part public use district Division line is not specific;
2. Water - City of Anacortes;
3. Sewer Disposal - City of Anacortes;
4. Occupational indicators note - This survey has depicted existing fence lines in accordance with W.A.C. Chapter 332.130. These occupational indicators may indicate potential for claims of unwritten title claims has not been resolved by this boundary survey.
5. Basis of Bearing - Found monumentation along 13th Street hereon bears N 89°25'42" W as shown on the plat of Cooper Addition Div. #1 as recorded in Vol. 15 of Plats, pages 197 198.
6. All improvements shall be demolished prior to any new construction on Lots 1 through 4;
7. Existing house on Lot 3 to remain;
8. Lots 1, 2, and 3 are subject to a 30' x 110' easement for ingress, egress, and utilities to be used by lots abutting the easement.
9. This survey was performed in the field using a Lietz set 4A electronic distance measuring theodolite.
10. See boundary line adjustment filed in Book 17 of Surveys at pages 53 and 54, records of Skagit County, Washington for supporting survey data.
11. Lots 3 and 4 are subject to a 10 foot wide drainage and utility easement as shown for the benefit of Lots 1, 2, 3, 4 and 5. Said easement for ingress, egress, installation and repair, over, under, and across.
12. Lots 3 requires a 20 foot wide fire apparatus access drive to within 150 feet of all areas of ground floor building exteriors.

EXCEPTIONS CONTINUED:

B. (Continued):

13. Lots 2, 3, and 4 will require individual residential sewage pumping systems. Said systems are the responsibility of the individual lot owners.

14. Sanitary sewer systems which use pumps and small diameter lines shall remain private systems. The city will not accept responsibility for maintenance and operation of said systems.

C. Easement provisions as shown on the face of the Plat, as follows:

"A non-exclusive easement is hereby reserved for and granted to Puget Sound Power and Light Company, G.T.E. Northwest Inc., Cascade Natural Gas, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior ten (10') feet parallel with and adjacent to the city street frontage as shown, 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 purposes of serving the subdivision and other property with electricity, telephone, natural gas and television. Together with the right to enter upon the tracts at all times for the purposes stated."

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Ingress, egress and utilities
Area Affected:	Lots 1 through 4



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