

**AFTER RECORDING MAIL TO:**

Robert Roos  
1725 E Street  
Lynden, WA 98264



200502230087  
Skagit County Auditor

2/23/2005 Page 1 of 3 3:36PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00028-05

**Statutory Warranty Deed**

CHICAGO TITLE IC33995 ✓

Grantor(s): Robert J Sundean and Tracy D Sundean  
Grantee(s): Robert H Roos and Diana L Roos  
Abbreviated Legal:

LOT 2, PLAT OF COOPER'S ADDITION DIVISION NO.1  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4589-000-002-0001 P107069

THE GRANTOR Robert J Sundean and Tracy D Sundean, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert H Roos and Diana L Roos, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

LOT 2, PLAT OF COOPER'S ADDITION DIVISION NO.1, according to the plat thereof, recorded in Volume 15 of Plats, pages 197 and 198, records of Skagit County, Washington.

# 808  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to attached Schedule B-001

FEB 23 2005

Amount Paid \$ 9654.70  
By Skagit Co. Treasurer Deputy

Dated February 16, 2005

Robert J Sundean

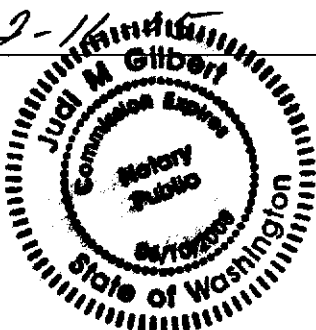
SIGN X   
Tracy D Sundean  
INITIAL X

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert J Sundean**

is/are 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: 2-16-2005



Sharon Garrard JUDI M. GILBERT  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: 2/10/2006

**ACKNOWLEDGEMENT**

ATTACHED TO AND MADE A PART OF:

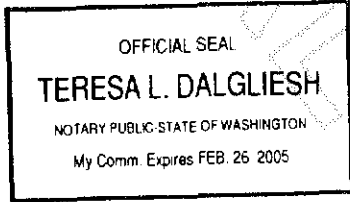
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Tracy D Sundean**

is/are 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: February 18, 2005 Teresa Dalgliesh

Notary Public in and for the State of Washington  
Residing at Burlington WA  
My appointment expires: FEB. 26, 2005



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Skagit County Auditor

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 16, 1965  
Auditor's No(s): 669046, records of Skagit County, Washington  
In favor of: Anacortes School District No. 103  
For: Drainage purposes, together with ingress and egress for maintaining and improving a drainage ditch as it exists  
Affects: The exact location of said easement is not disclosed of record
2. Easement provisions contained on the face of said 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. and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduit, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone and television; together with the right to enter upon the tracts at all times for the purposes stated .

3. Notes and Conditions set forth on the face of the plat, as follows:
  - A. Lots within this plat are located adjacent to public recreational property. Possible impact to these lots may be noise, lighting and traffic. Property owners shall not interfere with normal activities by the Anacortes School District or the City of Anacortes Parks and Recreation Department.
  - B. No permanent or temporary structures may be placed within the 4 foot alley way easement along the north line of Lots 1 through 6.
4. Easement delineated on the face of said plat;  
For: Alley and utilities  
Affects: The North 4 feet of Lots 1 through 6
5. Easement delineated on the face of said plat;  
For: Utilities  
Affects: The South 10 feet of Lots 1 through 12 and the South and East 10 feet of Lot 13
6. Dedication on the face of said plat, as follows:

Dedicates the streets and alleyway as shown on the plat as public right-of-way forever.

- END OF SCHEDULE B-001 -



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