

AFTER RECORDING MAIL TO:
Island Development LLC
P.O. Box ~~1955~~ 1364
Anacortes, WA 98221



200503040133
Skagit County Auditor

3/4/2005 Page 1 of 3 3:44PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 115264-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeremy Robertston
Grantee(s): Island Development LLC
Abbreviated Legal: Ptn NW 1/4 of NE 1/4, 25-35-1 E W.M. aka Lot 1, SP ANA-03-008.
Assessor's Tax Parcel Number(s): P32003/350125-0-043-0008

THE GRANTOR Jeremy Robertston, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Island Development LLC the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Anacortes Short Plat No. 03-008, recorded March 30, 2004, under Auditor's File No. 200403300046, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated February 24, 2005

Jeremy Robertston

#1027
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 04 2005

Amount Paid \$ 1281.60
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeremy Robertston 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: 3/2/05

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



EXCEPTIONS:

- A. The effect, if any, of a Survey of said premises recorded November 9, 1990, under Auditor's File No. 9011090027, records of Skagit County, Washington.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, or to be constructed, extended or relocated lying within the above described parcel – generally described as follows: Beginning at a point that is 5 feet West of the West line of H Avenue in the City of Anacortes and 149 feet, more or less, (as measured along said West line) South of the intersection of said West line of H Avenue with the South line of 32nd Street; thence North parallel with and 5 feet distant from said West line to a point that is 30 feet, more or less, (as measured along said West line) South of the intersection of said West line of H Avenue with the South line of 32nd Street; thence in a Northwesterly direction to an intersection with a line parallel with and 5 feet distant from said South line of 32nd; thence Westerly parallel with and 5 feet distant from said South line of 32nd to a point 85 feet, more or less, (as measured along said South line of 32nd Street) East of the West line of the above described property and the terminus of this line

C. NOTES CONTAINED ON THE FACE OF SHORT PLAT NO. ANA-03-008, AS FOLLOWS:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Zoning – R-3;
4. Sewage disposal – City of Anacortes;
5. Water – City of Anacortes;
6. Legal description is from new parcel "B" as shown on Survey map recorded as Auditor's File No. 200307300144;
7. This property is subject to and together with easements, reservations, restrictions, covenants, liens and other instruments of record including but not limited to those instruments described in Subdivision Guarantee by Pacific Northwest Title Insurance Company, Inc., Order No. 106627-PA dated April 26, 2003, and being recorded under Skagit County Auditor's File Numbers 200207220006, 200211190092, 200211190091, 9011090027
8. The lots in this Short Plat are subject to the City of Anaco



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EXCEPTIONS CONTINUED:

D. 10 FOOT UTILITY EASEMENT AS DELINEATED ON THE FACE OF SAID SHORT PLAT:

E. PROPOSED BUILDING SET-BACK LINES AS DELINEATED ON THE FACE OF SAID SHORT PLAT.



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