

AFTER RECORDING MAIL TO:
Mr. and Mrs. David R. Robbins
11089 O Avenue
Anacortes, WA 98221



200503110142
Skagit County Auditor

3/11/2005 Page 1 of 3 1:49PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83664

Statutory Warranty Deed

~~FIRST AMERICAN TITLE CO.~~

Grantor(s): Phil Albanese and Nancy Albanese
Grantee(s): David R. Robbins and Greta B. Robbins
Assessor's Tax Parcel Number(s): 350231-2-050-0000, P109734

A 83664E-1

THE GRANTOR Phil Albanese and Nancy Albanese, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David R. Robbins and Greta B. Robbins, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Skagit County Short Plat No. 93-001, approved May 26, 1993, recorded June 2, 1993 in Volume 10 of Short Plats, pages 202 and 203, under Auditor's File No. 9306020066, being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 35 North, Range 2 East, W.M.

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

Dated: March 7, 2005

Philip Albanese

Nancy Albanese

1122
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

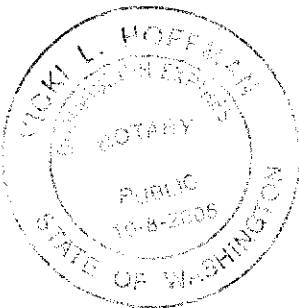
MAR 11 2005

Amount Paid \$ 10,911.40
Skagit County Treasurer
By: *mon* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Phil Albanese and Nancy Albanese, 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: 3-7-05



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 29, 1925
Recorded: May 4, 1925
Auditor's No: 183366
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: The exact location of said easement is not set forth of record

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 1, 1948
Recorded: September 16, 1948
Auditor's No: 422822
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A strip of land 10 feet wide pertaining to subject property

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 30, 1989
Recorded: July 28, 1989
Auditor's No: 8907280007
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A 10-foot strip of land pertaining to subject property



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D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
SHORT PLAT:

Short Plat No.: 93-001
Recorded: June 2, 1993
Auditor's No: 9306020066

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Water - individual wells. Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Lots 1 through 4 will contain a 100 foot radius pollution control zone (well protection zone) centered on each well at the time of development. This well protection zone shall run with the land and be binding upon all present and future owners.
3. Sewage - Lots 1 through 4 require individual conventional type on-site sewage disposal systems per Skagit County Health Department requirements.
4. 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.
5. Any question regarding existing fence line.
6. Pollution control zone.

E. RESERVATIONS CONTAINED IN DEED

Grantor: Keith A. Rubin and Geri L. Rubin, husband and wife
Grantee: Phil Albanese and Nancy Albanese, husband and wife
Recorded: January 6, 2000
Auditor's No.: 200001060007
As Follows:

Grantor herein agrees that the portion of driveway across Lot 1, serving Lot 4, as delineated on the Short Plat is hereby extinguished.

Grantor herein grants to Grantee the First Right of Refusal on the sale of any adjacent property to the subject property.



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