

AFTER RECORDING MAIL TO:

**Valora J. Sandstrom
3701 Bullock Court
Anacortes, WA 98221**



**200503150156
Skagit County Auditor**

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**Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83806**

Statutory Warranty Deed

**Grantor(s): Monte R. Rustad and Danielle R. Rustad
Grantee(s): Valora J. Sandstrom
Assessor's Tax Parcel Number(s): P113421, 350125-2-016-0200**

**FIRST AMERICAN TITLE CO.
A83806E-1**

THE GRANTOR Monte R. Rustad and Danielle R. Rustad, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Valora J. Sandstrom, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Short Plat No. ANA 96-004 (also known as Bullock Short Plat), approved May 26, 1998, recorded June 1, 1998 in Volume 13 of Short Plats, pages 130 and 131 under Auditor's File No. 9806010138 and being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a 30 foot by 50 feet wedge of a portion of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 25, more particularly described in "Declaration of Easement" recorded April 24, 1998 under Auditor's File No. 9804240154, also

TOGETHER WITH an access and utility easement over, under and across "Bullock Court", as shown on the face of said Short Plat.

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

Dated: March 10, 2005

Monte R. Rustad

Monte R. Rustad

Danielle R. Rustad

Danielle R. Rustad

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

1175
MAR 15 2005

Amount Paid \$ 7,476.00
Skagit County Treasurer
By: *PC* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Monte R. Rustad and Danielle R. Rustad, 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: 3-14-05

Wicki L. Hoffman

Wicki L. Hoffman

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



A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: February 4, 1964
Recorded: February 18, 1964
Auditor's No.: 646817
Purpose: Right to enter said premises to operate, maintain, 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.

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

Short Plat No.: ANA 96004
Recorded: June 1, 1998
Auditor's No.: 9806010138

Said matters include but are not limited to the following:

1. 30 foot access and utility easement
2. Water supplied by City of Anacortes
3. Sewer supplied by City of Anacortes
4. Power supplied by Puget Sound Power & Light Company
5. Gas supplied by Cascade Natural Gas Corporation
6. Location of fencelines
7. 28 foot drainage and utility easement
8. 25 foot access easement

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Dated: March 22, 2001
Recorded: May 2, 2001
Auditor's No.: 200105020110
Purpose: Construction, maintenance and repair of a waterline and appurtenances
Area Affected: As constructed



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