

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert Troxclair
P.O. Box 1523
Anacortes, WA 98221

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84004



200503150159

Skagit County Auditor

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Statutory Warranty Deed

Grantor(s): William N. Anderson and Hazel M. Anderson
Grantee(s): Robert Troxclair and Crista Troxclair
Assessor's Tax Parcel Number(s): P82953, 4463-000-009-0003

FIRST AMERICAN TITLE CO.

B84004E-1

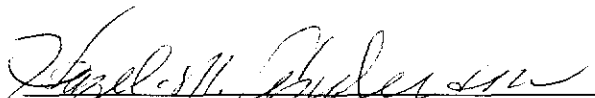
THE GRANTOR William N. Anderson and Hazel M. Anderson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Troxclair and Crista Troxclair, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 9, "PLAT OF PRAIRIE ESTATES", as per plat recorded in Volume 13 of Plats, pages 84 and 85, records of Skagit County, Washington.

Subject to covenants, codnitions, restrictions and easements, as per Exhibit "A"

Dated 03/14/05


William N. Anderson


Hazel M. Anderson

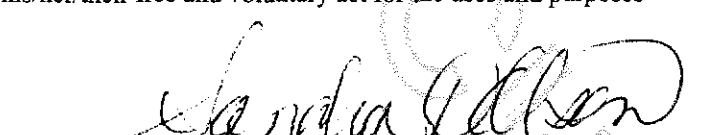
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William N. Anderson and Hazel M. Anderson, 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




Notary Public in and for the State of
Residing at Burlington, Wa
My appointment expires: 2/20/07

Washington

1179
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2005

Amount Paid \$ 3,800.30
Skagit Co. Treasurer
By  Deputy

EXHIBIT "A"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: December 28, 1983
Recorded: December 30, 1983
Auditor's No.: 8312300047
Executed By: Willard M. Hendrickson and Ida Hendrickson, husband and wife, and George J. Theodoratus and Lois M. Theodoratus, husband and wife

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED BY INSTRUMENT HEREIN SET FORTH.

For: Installation and maintenance of utilities and storm drainage facilities
Disclosed By: Covenants recorded under Auditor's File No. 8312300047
Affects: A 5 foot strip of land parallel and adjacent to all lot lines

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Prairie Estates
Recorded: December 13, 1983
Auditor's No: 8312130001

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Nationwide Cablevision Company, and Continental Telephone Company, and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
2. The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Building setback lines as delineated on the face of the plat.



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