

AFTER RECORDING MAIL TO:
Mr. and Mrs. Monte Rustad
3811 M Avenue
Anacortes, WA 98221



200503150161
Skagit County Auditor

3/15/2005 Page 1 of 2 4:00PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83856

Statutory Warranty Deed

Grantor(s): Jerry E. Gibbons and Diane L. Gibbons
Grantee(s): Monte Rustad and Danielle Rustad
Assessor's Tax Parcel Number(s): P56976, 3777-000-061-0001

FIRST AMERICAN TITLE CO.

A 83856 E-1

THE GRANTOR Jerry E. Gibbons and Diane L. Gibbons, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Monte Rustad and Danielle Rustad, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 61, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

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

Dated: March 11, 2005

Jerry E. Gibbons

Diane L. Gibbons

1178
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4,361.00
Skagit Co. Treasurer
By DC Deputy

I certify that I know or have satisfactory evidence that Jerry E. Gibbons and Diane L. Gibbons, 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: 3-11-05

Vicki L. Hoffman

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



A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 2, 1954
Recorded: September 17, 1954
Auditor's No: 506619
Executed By: Cornelius Meenan and Florence Meenan, husband and wife, and Modern Home Builders, Inc.

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

Plat/Subdivision Name: Broadview Addition to the City of Anacortes
Recorded: September 16, 1954
Auditor's No.: 506534, Volume 7 of Plats, page 22

Said matters include but are not limited to the following:

1. Right reserved in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading thereof.
2. Fifteen (15) foot utility easement – Affecting Lots 61, 62, 13 and 14
3. Seven and one-half (7.5) foot utility easement – Affecting Lots 4, 5 and 7 through 13
4. Ten (10) foot utility easement – Affecting Lots 54, 55, 39 and 40
5. Ten (10) foot drain easement – Affecting Lots 50 and 51

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Dated: December 30, 1924
Recorded: January 8, 1926
Auditor's No.: 190541, Volume 138 of Deeds, page 430
Purpose: Pipeline or pole line right-of-way
Area Affected: Portion of subject property



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