

After recording return to:  
Colleen Mavar  
4909 Croatian Way  
Anacortes, WA 98221



200503160147  
Skagit County Auditor

3/16/2005 Page 1 of 2 3:44PM

Legal Description (abbreviated): Lot 9, Skyline No. 21  
Additional Legal on page:  
Assessor's Tax Parcel ID#: 4486-000-009-0006  
Reference: 20118216-406-PLM

115/71TA  
LAND TITLE OF SKAGIT COUNTY

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Nikola B. Mavar and Maureen Mavar, husband and wife**, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to **Colleen Mavar, a single person** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

LOT 9, "CHEUNG-MAVAR'S SKYLINE NO. 21," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 26 AND 27, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

#1193  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

MAR 16 2005

Dated: **March 9, 2005**  
SELLERS:

Amount Paid \$ **11570<sup>00</sup>**  
Skagit Co. Treasurer  
By **JP** Deputy

*Nikola B. Mavar*  
Nikola B. Mavar

*Maureen Mavar*  
Maureen Mavar

State of Washington

County of Skagit

SS:

On this 10<sup>th</sup> day of MARCH, 2005, before me personally appeared Nikola B. Mavar & Maureen Mavar to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.  
Given under my hand and official seal the day and year last above written.

*Ray B. Owens*  
Notary Public in and for the State of Washington  
Residing at Ork Harbor, WA  
My Appointment expires: 1-12-08



# EXHIBIT A

Schedule "B-1"

115171-TA

## EXCEPTIONS:

- A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: January 5, 1983  
Auditor's No.: 8301050074  
Executed By: Nick Mavar

- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shoreland, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

- C. COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: Nikola B. Mavar, etux  
Recorded: October 23, 1986  
Auditor's No.: 86102300003

- D. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

- E. EASEMENT PROVISIONS SHOWN ON FACE OF PLAT:

1.) A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, within the boundary lines of Croatian Way and under and upon the Northerly two feet of Lots 1 through 12, along the Southerly line of said Croatian Way, in which to install, lay, construct, renew, operate, and maintain underground conducts, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purposes of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated.

A 10 foot non-exclusive drainage easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 7 and 8, extending from Croatian Way - to the meander line of Burrows Bay.

2.) A non-exclusive easement is hereby reserved for, and granted to: Puget Sound Power and Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cablevision Inc., and Cascade Natural Gas Corp., and their respective successors and assigns under and upon the public and/or private roads located in this plat and the exterior ten (10) feet parallel, and adjacent to the street frontage of Lots 1 through 12 in which to install, lay, construct, renew, operate and maintain underground conducts, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, and T.V. cable service, together with the right to enter upon the Lots at all times for the purpose stated.



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