

AFTER RECORDING MAIL TO:
Mr. and Mrs. John C. Burton
P.O. Box 913
San Juan Capistrano, CA 92693

200503170115
Skagit County Auditor
3/17/2005 Page 1 of 3 3:14PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83081

Statutory Warranty Deed

Grantor(s): Carl E. Stubbs and Marlene M. Stubbs
Grantee(s): John C. Burton and Paula R. Burton
Assessor's Tax Parcel Number(s): P101513, 3841-020-040-0102

FIRST AMERICAN TITLE CO.
A83081E

THE GRANTOR Carl E. Stubbs and Marlene M. Stubbs, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John C. Burton and Paula R. Burton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot "H", "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION", as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", as recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH AND SUBJECT TO those non-exclusive easements for utilities, ingress and egress as delineated on the face of said Survey recorded under Auditor's File No. 9204200040.

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

Dated: February 24, 2005

Carl E. Stubbs
Carl E. Stubbs

Marlene M. Stubbs
Marlene M. Stubbs

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1217

MAR 17 2005

2358.50

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Carl E. Stubbs and Marlene M. Stubbs, 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: 2-25-05

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



A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: April 20, 1951
Auditor's No.: 459750
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

B. EASEMENT DISCLOSED IN ORDER VACATING COUNTY ROAD:

Recorded: July 23, 1984
Auditor's No.: 8407230001
As Follows:

"...did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement, which was accepted by the City of Anacortes on July 9, 1984."

C. Public or private easements, if any, lying within vacated roads.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: April 20, 1992
Auditor's No.: 9204200040
Volume 12, Pages 147 - 148

Said matters include but are not limited to the following:

1. Easements for trail, road, utilities, drain line, fire lane, gas and water.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 20, 1993
Auditor's No.: 9312200181
Purpose: Underground distribution and electric lines and appurtenances thereto

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: October 23, 1996
Auditor's No.: 9610230048
Purpose: Underground electric system, together with necessary appurtenances



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G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: December 21, 1994
Auditor's No.: 9412210105
Purpose: Waterlines
Area Affected: Roadways delineated on Survey Map of Aggregation

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John C. Wiegand, et ux, et al
Recorded: September 8, 1997
Auditor's No.: 9709080043
Purpose: Ingress, egress and utilities
Area Affected: Right of ways described as Fire Lane and San Juan Hill Road

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt
Recorded: June 26, 1998
Auditor's No.: 9806260018
Purpose: Ingress, egress and utilities
Area Affected: Right of ways delineated on Map of Aggregation

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

Recorded: April 22, 1991
Auditor's No.: 9104220048
Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instruments recorded under Auditor's File Nos. 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052 and 200406250107.

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Carl E. Stubbs
Dated: September 12, 1994
Recorded: September 14, 1994
Auditor's No.: 9409140109
Regarding: Skagit County Conditional Agreement – Alternative Sewage System Installation



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