

AFTER RECORDING MAIL TO:

Shelby J. Carr
3824 Sutton Place
Anacortes, WA 98221



200504080083
Skagit County Auditor

4/8/2005 Page 1 of 2 12:07PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84222

Statutory Warranty Deed

Grantor(s): Allison D. Moses
Grantee(s): Shelby J. Carr
Assessor's Tax Parcel Number(s): 4683-000-010-0000, P109406

FIRST AMERICAN TITLE CO.
A 84222-1

THE GRANTOR Allison D. Moses, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shelby J. Carr, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "PLAT OF SUTTON PLACE", as per plat recorded in Volume 16 of Plats, page 131, records of Skagit County, Washington.


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

Dated: April 1, 2005


Allison D. Moses

#1038
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

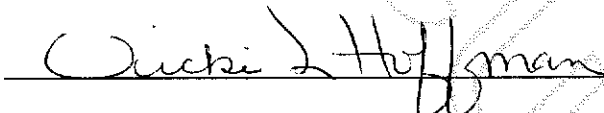
APR 08 2005

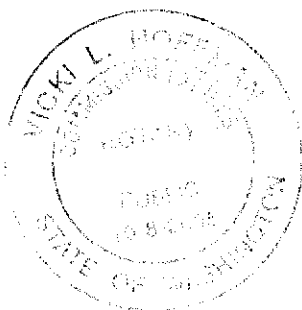
Amount Paid \$ 5215.40
By  Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allison D. Moses, 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: 4-7-05


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



A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Corporation
Recorded: August 17, 1962
Auditor's No: 625249
Purpose: Transmission line
Area Affected: Location of which is undisclosed on the record

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

Plat/Subdivision Name: Sutton Place
Recorded: September 13, 1996
Auditor's No: 9609130090

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
2. An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns, under and upon the exterior ten (10) feet of front boundary lines all lots and tracts, as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purpose stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. The Storm Water Detention Pond (Tract "A") and 20' easement for access road are hereby dedicated to the City of Anacortes for operation and maintenance by the City of Anacortes.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Municipal Corporation of the State of Washington, and its successors and assigns
Dated: June 17, 1996
Recorded: March 24, 1998
Auditor's No: 9803240004
Purpose: Avigation Easement
Area Affected: Lots 1-10, "Sutton Place"



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