

**AFTER RECORDING MAIL TO:**

Colin G. Emsley  
2200 20th Place  
Anacortes, WA 98221



200504200060

Skagit County Auditor

4/20/2005 Page 1 of 3 11:45AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 115682-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Christopher J.A. Egre  
Grantee(s): Colin G. Emsley and Deanna R. Emsley  
Abbreviated Legal: Ptn Blks 211 & 212, Anacortes aka Tr. 4, SP AN-91-004  
Assessor's Tax Parcel Number(s): P107910/3772-212-002-0000

THE GRANTOR Christopher J.A. Egre, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Colin G. Emsley and Deanna R. Emsley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

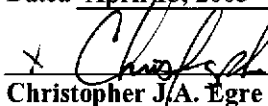
**DESCRIPTION:**

Tract 4 of City of Anacortes Short Plat No. AN-91-004, approved November 10, 1993, recorded November 11, 1993 in Volume 11, pages 14 and 15 of Short Plats, under Auditor's File No. 9311120002, and Amended by "Affidavit of Correction" recorded November 22, 1993, under Auditor's File No. 9311220076, records of Skagit County, Washington, being a portion of Blocks 211 and 212, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated April 15, 2005


  
Christopher J.A. Egre

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 20 2005

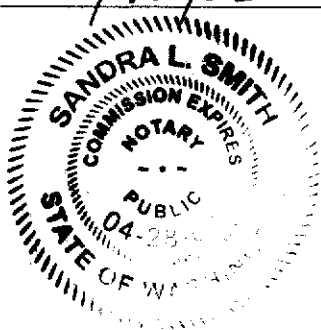
STATE OF Washington



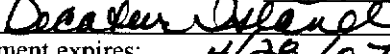
COUNTY OF Skagit

Amount Paid \$ 5042.60  
By  Skagit Co Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Christopher J.A. Egre the person(s) 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.

Dated: 4/18/05



  
Notary Public in and for the State of   
Residing at   
My appointment expires: 4/28/07

## EXCEPTIONS:

## A. LATECOMERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes  
And: Jim and Marilyn Colley  
Recorded: July 23, 1991  
Auditor's No.: 9107230027

## B. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, CHANGES &amp; LIENS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: Gerald E. Simmon, et ux  
Recorded: November 12, 1993  
Auditor's No.: 9311120119

NOTE: Said covenants, conditions and restrictions were amended by instrument recorded May 24, 1994 under Auditor's File No. 9405240135.

## C. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:

1. 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 roads located in this plat and the exterior ten (10) feet parallel and adjacent to the street frontages of 20th Place, "C" Avenue and 21st Street, of Lots 1 through 7 and Tracts "A", "B", "C" in which to install, lay, construct, renew, operate and maintain underground conducts, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone, and T.V. Cable Services, Gas etc., with the right to enter upon the Lots at all times for the purpose stated.
2. A non-exclusive utility and surface drainage easement in various widths is hereby reserved for and granted to the City of Anacortes under and upon the Northerly lines of Lots 1 - 3 and along the common line of Lots 3-4, (as shown on the drawing, as per engineer's design)

## D. OWNER'S DECLARATION CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:

Known all men by these present that we, the undersigned owners hereby declare this short subdivision was made with our free consent and in accordance with our wishes.

We further declare that this land described by this short subdivision has not been previously short platted within the preceding five (5) years, and may not be further subdivided within five (5) years from the date of the approval of this short plat.



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## EXCEPTIONS CONTINUED:

## E. GENERAL INFORMATION CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:

1. Water supply - City of Anacortes;
2. Sewage disposal - City of Anacortes;
3. Existing Zoning - Residential low density (RL) - (7,500 sq. ft. min)
4. All lot corners are monumented with 5/8" rebars & caps.;
5. The preparation and survey of this short subdivision is based on the following sources:
  - A. Island Title Company's "Subdivision Guarantee" - 48 0846 30 000018.
  - B. Information shown on the subject plat of the "Map of the City of Anacortes".
  - C. Applicable street monuments found as shown on the drawing. (The calculation of the applicable blocks, North and South dimensions were based on the measured, actual distance between the street markers found on 12th and 23rd streets at "D" Avenue).
6. The short plat number and date of approval shall be included in all deeds and contracts of subject Lot Tracts;
7. Basis of Bearing - Per Skyline Plats (Lambert North);
8. Survey Equipment Used - Hewlett - Packard 3810-A (total station);

## F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	An underground electric transmission and/or distribution system
Area Affected:	<u>Easement No. 1:</u> All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) <u>Easement No. 2:</u> A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right of ways.
Dated:	Not disclosed
Recorded:	June 19, 1992
Auditor's No.:	9206170067

## G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short plat
Purpose:	Utilities
Area Affected:	Northerly 20 feet



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