


AFTER RECORDING MAIL TO:
Mr. and Mrs. James W. Terry
1906 13th Street
Anacortes, WA 98221


200504290125
Skagit County Auditor
4/29/2005 Page 1 of 2 12:37PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84239

Statutory Warranty Deed

Grantor(s): Rolly F. Fortin
Grantee(s): James W. Terry and Crystal L. Terry
Assessor's Tax Parcel Number(s): 4589-000-012-0001, P107080

FIRST AMERICAN TITLE CO.

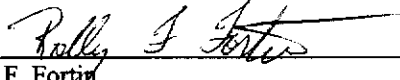
A84239E

THE GRANTOR Rolly F. Fortin, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James W. Terry and Crystal L. Terry, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "PLAT OF COOPER'S ADDITION DIV. NO. 1", as per plat recorded in Volume 15 of Plats, pages 197 and 198, records of Skagit County, Washington.


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

Dated: April 25, 2005


Rolly F. Fortin

2075
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2005

Amount Paid \$ 4521.20
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rolly F. Fortin, 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: 4/27/05





Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

EXCEPTIONS:

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

Plat/Subdivision Name: Cooper's Addition Div. No. 1
Recorded: September 13, 1994
Auditor's No: 9409130072

Said matters include but are not limited to the following:

1. Lots within this plat are located adjacent to public recreational property. Possible impacts to these lots may be noise, lighting and traffic. Property owners shall not interfere with normal activities by the Anacortes School District or the City of Anacortes Parks and Recreation Department.
2. No permanent or temporary structures may be placed within the 4-foot alleyway easement along the North line of Lots 1 through 6.
3. An easement is hereby reserved for and granted to Puget Sound Power and Light Company; G.T.E. Northwest, Inc.; and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduit, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electricity, telephone and television; TOGETHER WITH the right to enter upon the tracts at all times for the purposes stated.



200504290125
Skagit County Auditor