

AFTER RECORDING MAIL TO:
Mr. and Mrs. Derek R. Damon
3701 West 8th Street
Anacortes, WA 98221



200505270086
Skagit County Auditor

5/27/2005 Page 1 of 3 10:37AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84340

Statutory Warranty Deed

Grantor(s): Sean P. Sullivan and Kristin J. Sullivan
Grantee(s): Derek R. Damon and Brandi D. Damon
Assessor's Tax Parcel Number(s): 3809-115-004-0000, P108710

FIRST AMERICAN TITLE CO.
A84340-1

THE GRANTOR Sean P. Sullivan and Kristin J. Sullivan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derek R. Damon and Brandi D. Damon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of the "SURVEY OF CRANBERRY HEIGHTS PHASE I", recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, said Survey being a portion of Lots 1, 2 and 3, Block 1116, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, pages 9, 10 and 11, records of Skagit County, Washington.

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

Dated: May 18, 2005

Sean P. Sullivan

Kristin J. Sullivan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2055
MAY 27 2005
Amount Paid \$ 6009.80
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sean P. Sullivan and Kristin J. Sullivan, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/het/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/23/05

Tamara A. Satko

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



A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 30, 1995
Recorded: April 11, 1995
Auditor's No: 9504110031
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Street and 10 foot wide strip adjoining road

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

Dated: February 5, 1996
Recorded: February 15, 1996
Auditor's No: 9602150082
Executed by: Edward H. Hawkings et ux

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

Recorded: February 15, 1996
Auditor's No: 9602150083

Said matters include but are not limited to the following:

1. Water - City of Anacortes
2. Sewer - City of Anacortes
3. These portions of the lots are hereby dedicated to the city.
4. These portions of the existing streets and alleys will be part of the Lots as shown upon completion of a future action to vacate same.
5. The utilities easements are shown hereon for the purpose of giving the location of easements that have been or will be granted.
6. The purpose of this survey is to show the results of the combining of the original platted lots, the survey thereof, the proposed adjustments to the streets and alleys, and the locations of the proposed utility easements.



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D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Rock Ridge L.L.C., a Washington Limited Liability Company ("Rock Ridge")
And: Edward Hawkings ("Hawkings")
Dated: April 24, 1997
Recorded: April 25, 1997
Auditor's No: 9704250157
Regarding: Development Agreement

E. TERMS AND CONDITIONS OF CITY OF ANACORTES ORDINANCE NO. 2503:

Dated: August 16, 1999
Recorded: January 3, 2002
Auditor's No.: 200201030102



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