

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Clark B. McKee  
3807 Sutton Place  
Anacortes, WA 98221



200506240127  
Skagit County Auditor

6/24/2005 Page 1 of 2 11:48AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84841

### Statutory Warranty Deed

Grantor(s): Thomas S. Shillito and Marcelle P. Shillito  
Grantee(s): Clark B. McKee and Louise J. McKee  
Assessor's Tax Parcel Number(s): 4683-000-004-0000, P109400

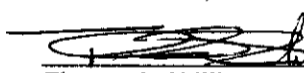
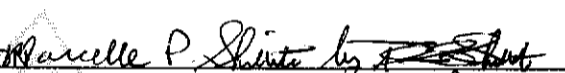
FIRST AMERICAN TITLE CO.  
A 84841-2

THE GRANTOR Marcelle P. Shillito and Thomas S. Shillito, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clark B. McKee and Louise J. McKee, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.


Lot 4, "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: June 15, 2005

  
Thomas S. Shillito, SKAGIT COUNTY WASHINGTON  
  
REAL ESTATE EXCISE TAX Marcelle P. Shillito  
FOA

JUN 24 2005

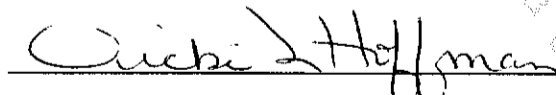
Amount Paid \$6,452.50  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

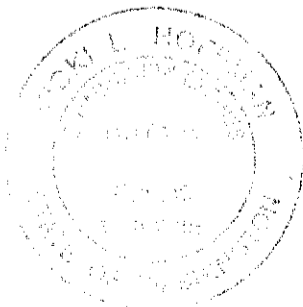
On this \_\_\_ day of June, 2005, before me personally appeared Thomas S. Shillito to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for Marcelle P. Shillito and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent

GIVEN under my hand and official seal the day and year last abovewritten.

Date: 6-17-05



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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