

AFTER RECORDING MAIL TO:

Marty A. Newcomer  
3803 Sterling Place  
Anacortes, WA 98221



200507210148

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85376

## Statutory Warranty Deed

Grantor(s): Kennan W. Outland and April M. Outland  
Grantee(s): Marty A. Newcomer  
Assessor's Tax Parcel Number(s): 4641-000-019-0008, P107106

FIRST AMERICAN TITLE CO.

A 83576-1

THE GRANTOR Kennan W. Outland and April M. Outland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marty A. Newcomer, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 19, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington.

TOGETHER WITH a 15-foot private easement for access and utilities as delineated on the face of said plat across the Southwesterly portion of Lot 20 of said Plat.

SUBJECT TO: Easements, restrictions or other exceptions set forth on Exhibit A attached hereto

Dated: July 12, 2005

Kennan W. Outland

April M. Outland

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kennan W. Outland and April M. Outland are 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: 7/12/05

Tamara A. Satko

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



3895  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 21 2005

Amount Paid \$ 6502.-  
By Deputy

# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: May 13, 1994  
Recorded: May 26, 1994  
Auditor's No.: 9405260010  
Purpose: Underground Electric System  
Area Affected:

Easement No. 1: All street and road rights-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.)

Easement No. 2: 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 Sterling Place and 6th Street West, as designed, platted and/or constructed within the above described property.

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

Dated: January 31, 1995  
Recorded: February 8, 1995  
Auditor's No.: 9502080048  
Executed by: Wilmoor Development Corporation, a Washington corporation

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

Plat/Subdivision Name: Sterling Place  
Recorded: December 1, 1994  
Auditor's No: 9412010072

Said matters include but are not limited to the following:

1. An easement is hereby granted to and reserved for the City of Anacortes, any power company, natural gas company, telephone company or cable television company and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, sewer and water service, drainage and cable television. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.



2. Twenty (20) foot access and utilities easement – affects Lots 22 – 25 and 28 – 33
3. Twenty (20) foot utility easement – affects Lots 21 and 22
4. Fifteen (15) foot private access and utility easement – affects Lot 20
5. Ten (10) foot drainage easement – affects Lots 1 - 4

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	City of Anacortes, a municipal corporation
And:	Ken W. Outland and April M. Outland
Dated:	May 23, 2003
Recorded:	May 30, 2003
Auditor's No.:	200305300198
Regarding:	Encroachment
Affects:	Proposed 20 feet by 110 feet into the city right of way along Minnesota Avenue for additional parking and landscaping



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