

AFTER RECORDING MAIL TO:
Mr. and Mrs. Christopher Høglund
4108 D Court
Anacortes, WA 98221



200508190065
Skagit County Auditor

8/19/2005 Page 1 of 3 11:39AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85387

Statutory Warranty Deed

Grantor(s): Margot Inge Sofia Westerlund
Grantee(s): Christopher J. Høglund and Tinell L. Priddy
Assessor's Tax Parcel Number(s): 350125-3-018-0200, P116143

FIRST AMERICAN TITLE CO.
A 85387-1

THE GRANTOR Margot Inge Sofia Westerlund, who acquired title as Margo Jenson, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher J. Høglund and Tinell L. Priddy, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, of City of Anacortes Short Plat No. ANA-98-008, approved November 22, 1999, recorded December 2, 1999 under Auditor's File No. 9912020010, records of Skagit County, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M.

(Said Short Plat is also known as "The Crest at 41st Short Plat")

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

Dated August 4, 2005

Margot Inge Sofia Westerlund
Margot Inge Sofia Westerlund

4498
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 19 2005

Amount paid \$ 9439.00
Skagit County Treasurer
By: *lp* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margot Inge Sofia Westerlund, 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: 8-5-05

Vicki L. Hoffman
Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10-8-05



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

Short Plat No.: ANA-98-008
Recorded: December 2, 1999
Auditor's No: 9912020010

Said matters include but are not limited to the following:

1. Water Supply - City of Anacortes
2. Sewage Disposal - City of Anacortes
3. All notes, utility easements and rights dedicated to the public previously imposed by city regulations on Lot X "Plat of Parkside Division No. 2" are hereby eliminated in favor of the matters set forth on the face of this plat.
4. ...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.
5. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. In addition a 20' sanitary sewer easement on Lot 3 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer together with the right to enter upon the lots and spaces at all times for the purposes herein stated.
6. The storm water detention pond, storm water drainage system and all drainage easements shown on the plat will remain the responsibility of the Homeowners for purposes of operation and maintenance.
7. Surface water management controls shall be implemented to the City Engineer's specification/Ordinance No. 2441 and shall protect downstream owners.
8. All silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction.
9. Connection to City water for the residential structures. The waterline shall be extended as required by the City Engineer. Payment pursuant to Latecomers Agreement for water shall be made when application is made for a building permit.
10. Fire flow and location of fire hydrants shall be addressed in a manner acceptable to the Fire Chief.



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11. Connection to City sewer for all homes.

12. Access and utility easements shall be clearly defined as to location and use and shall appear on the project drawing.

13. The street name and the lot numbering and a house address system shall be established as provided by the City Building Department.

14. Pavement width on 41st Street shall be extended to the curb/sidewalk. Sidewalks shall be constructed on both sides of the cul-de-sac and around the cul-de-sac.

15. All utilities shall be constructed to City standards, all public utility easements shall be 20 feet in width, and all public utility easements shall be readily accessible after development.

16. The dry well at the Southeast corner of the property shall be designed and constructed as required by the City Engineer.

17. Drainage easement affecting Lots 1, 2 and 5-8

18. Pond easement affecting Lot 1

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

Recorded:

November 12, 1999

Auditor's No:

199911120011

Executed by:

Gregory J. Wilson, Secretary/Treasurer



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