

AFTER RECORDING MAIL TO:  
Richard E. Gretler, Elizabeth J. Fowler  
65520 Grey King Market  
Bend, OR 97701

200509070121  
Skagit County Auditor  
9/7/2005 Page 1 of 3 1:38PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85717

FIRST AMERICAN TITLE CO.  
A85717-2

## Statutory Warranty Deed

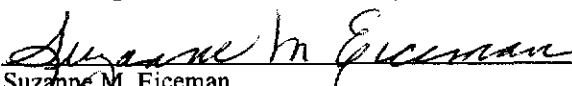
Grantor(s): Suzanne M. Eiceman  
Grantee(s): Richard E. Gretler and Elizabeth J. Fowler  
Assessor's Tax Parcel Number(s): P101512, 3841-023-038-0104

THE GRANTOR Suzanne M. Eiceman, a married woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard E. Gretler and Elizabeth J. Fowler, as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington.

Lot F, "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION" recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, being a portion of Blocks 15 through 32, "Fidalgo Bay Additions to Anacortes", recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

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

Dated: August 24, 2005

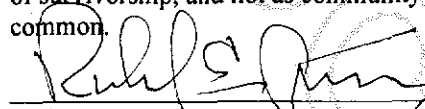
  
Suzanne M. Eiceman

4925  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 07 2005

Amount Paid \$ 14779.-  
By Skagit Co. Treasurer  
Deputy

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

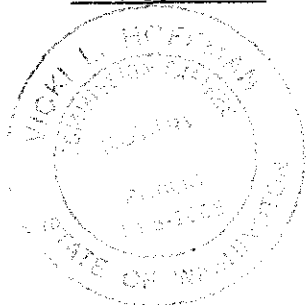
  
Richard E. Gretler

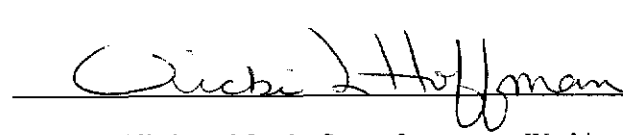
  
Elizabeth J. Fowler

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Suzanne M. Eiceman, 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: 9-2-05



  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05

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

Dated: April 22, 1991  
Recorded: April 22, 1991  
Auditor's No: 9104220048  
Executed by: John L. Miller and Margaret K. Miller

Said covenants, conditions and restrictions were amended by instruments recorded in the Office of the Skagit County Auditor under Auditor's File Nos. 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052 and 200406250107.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Waterlines together with ingress and egress  
In Favor Of: City of Anacortes  
Recorded: April 20, 1992  
Auditor's No: 9204200037  
Affects: Portion of easement area

Further access granted to City of Anacortes document recorded December 21, 1994 under Auditor's File No. 9412210105.

C. Easement for ingress, egress and utilities over, across and under the easements set forth on Schedule "C" herein as disclosed by various recorded documents.

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

Recorded: April 20, 1992  
Auditor's No.: 9204200040

Said matters include but are not limited to the following:

1. Easement for road purposes
2. Easement for trail easement
3. Easement for waterline
4. Easement for gasline



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: December 14, 1993  
Recorded: December 20, 1993  
Auditor's No.: 9312200181  
Purpose: Right to enter said premises to operate, maintain, 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:

Easement No. 1 All streets and road rights-of-way 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 all private/public street and road rights-of-way.

F. EASEMENT, DISCLOSED IN ORDER VACATING COUNTY ROAD:

Recorded: July 12, 1984  
Auditor's No.: 8407120001  
As follows:

"...did vote to vacate said rights-of-way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement which was accepted by the City of Anacortes on July 9, 1984."



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