

AFTER RECORDING MAIL TO:
Richard B. Curtis and Jodie M. Curtis
1520 38th Street
Anacortes, WA 98221



200510110158

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85762

Statutory Warranty Deed

Grantor(s): Rutherford Enterprises, LLC

FIRST AMERICAN TITLE CO.

Grantee(s): Richard B. Curtis and Jodie M. Curtis

A85762-1

Section 25, Township 35, Range 1 - PTN. SW NE (AKA Lot B, SP 200407130130)

Assessor's Tax Parcel Number(s): P121792, 350125-0-125-0200

THE GRANTOR Rutherford Enterprises, LLC, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard B. Curtis and Jodie M. Curtis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot B, CITY OF ANACORTES "LONGVIEW" SHORT PLAT, as approved July 12, 2004 recorded July 13, 2004, under Auditor's File No. 200407130130, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 in Section 25, Township 35 North, Range 1 East, W.M.

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

Dated September 22, 2005

Rutherford Enterprises, LLC

By: Elizabeth-Anne Ely, Managing Member

#5680
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 11 2005

Amount Paid \$ 8282.00
Skagit Co. Treasurer
By: [Signature]

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Elizabeth-Anne Ely the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing Member of Rutherford Enterprises LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9-23-05

Chicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-05

EXCEPTIONS:

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

Short Plat No.: "Longview Short Plat"
Recorded: July 13, 2004
Auditor's No.: 200407130130

Said matters include but are not limited to the following:

1. Fire equipment access easement to City of Anacortes and successors/assigns: Commencing at the Southwest corner of Lot "B"; thence South 89°46'48" East, 6.96 feet along the South boundary of said Lot "B" to the true point of beginning; thence along a non tangent curve to the left having a radius of 30 feet, length of 13.5 feet and chord bearing of North 12°53'27" West; thence North 0°06'59" West, 43.00 feet; thence South 89°46'52" East, 20.00 feet; thence South 0°06'59" East, 36.85 feet; thence along a curve to the left having a radius of 30 feet, length of 20.58 feet to the South boundary of Lot "A"; thence North 89°46'48" West along the South boundary of Lots "A" and "B" 29.71 feet to the true point of beginning.

A storm drainage easement is hereby reserved for and granted to the City of Anacortes and successors/assigns under and upon the West 10 feet of Lot B and the North 10 feet of Lots B and C.

TOGETHER WITH the right to enter upon said easements at all times for the purposes stated, with the understanding that any grantee shall be responsible for restoring the property to conditions found prior to work within the easement.

2. Short Plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare construction drawings in accordance with the determinations made and conditions imposed by the administrator.
3. This project is subject to applicable water, sewer and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in affect at the time of building permit issuance and may differ from those fee levels currently in effect. Sewer and water latecomer charges may be payable.
4. Surface water management controls shall be implemented to the City Engineer's Specifications/Ordinance # 2441 and shall specifically protect downstream property owners.
5. A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction.
6. Connection to City water for all lots, with fire hydrants as approved by City Fire Chief.
7. All utilities shall be constructed to City standards. Street improvements shall be completed as required by the Public Works Director.
8. The address for Lot A shall be 1516 38th Street: Lot B shall be 1520 38th Street: and Lot C shall be 1512 38th Street



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9. This approval will expire three years from the date of the approval if the Short Plat is not signed and recorded.

10. Engineering review and inspection fees are payable on or before any actual construction work begins. They are based on engineering estimates of construction or actual quotes for the work. The engineering review fee is .5% and the inspection fee is 1.5% plus \$500.00

11. Twenty (20) foot wide fire equipment access easement to the City of Anacortes.

12. Ten (10) foot storm drainage easement to the City of Anacortes.

Said instrument was modified by instrument recorded April 18, 2005, under Auditor's File No. 200504180001.



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