

AFTER RECORDING MAIL TO:
Manfred W. Hoffmann, Trustee
P.O. Box 2040
Anacortes, WA 98221



200511070142
Skagit County Auditor

11/7/2005 Page 1 of 3 3:29PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85817

Statutory Warranty Deed

Grantor(s): Robert L. Apter
Grantee(s): Manfred and Barbara Hoffmann Revocable Living Trust
Assessor's Tax Parcel Number(s): 4613-000-012-0001, P105271

ST AMERICAN TITLE CO.

A85817E

THE GRANTOR Robert L. Apter, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Manfred Hoffmann and Barbara Hoffmann, Trustees of the Manfred and Barbara Hoffmann Revocable Living Trust the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "HARBOR VIEW ESTATES", as per plat recorded in Volume 15 of Plats, pages 117 and 118, records of Skagit County, Washington.

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

Dated: October 27, 2005

Robert L. Apter
Robert L. Apter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6251

NOV 07 2005

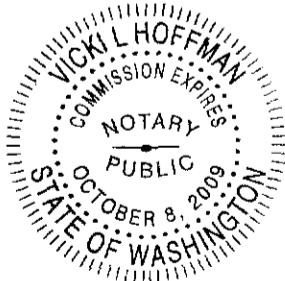
Amount Paid \$ 17431.20
By OP Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert L. Apter, 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: 11-4-05

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: December 22, 1975
Recorded: October 23, 1991
Auditor's No: 9110230052
Purpose: Right to enter said premises to operate, maintain and 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: A 10 foot wide strip of land adjacent to all public/private streets and road rights-of-ways

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

Dated: October 10, 1990
Recorded: October 23, 1990
Auditor's No: 9010230005
Executed by: Don L. Robertson and Raymond C. Smith

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: October 20, 1993
Recorded: November 5, 1993
Auditor's No: 9311050077

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

Plat/Subdivision Name: Harbor View Estates
Recorded: November 5, 1993
Auditor's No: 9311050076

Said matters include but are not limited to the following:

1. Know all Men by these Presents, that we, the undersigned owners of the land herein described and platted do hereby declare this Plat to be known as "Harbor View Estates", and do hereby dedicate to the public forever "Harbor View Place" and easements, except private and corporate roads, with the right to make all necessary slopes for cuts and fills, and the right to maintain and drain said street, roads and ways shown hereon.



200511070142
Skagit County Auditor

2. A non-exclusive easement is hereby reserved for, and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cablevision, Inc., and Cascade Natural Gas Corp. and their respective successors and assigns under and upon the public and/or private roads located in this Plat and the exterior five (5') feet parallel and adjacent to the street frontage of Lots 1 through 13 in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and T.V. cable service, together with the right to enter upon the lots at all times for the purpose stated.

3. A twenty (20') foot utility easement is hereby reserved for and granted to the City of Anacortes under and upon the North twenty feet of the South forty feet and the West twenty feet, except the South twenty feet of Lot 7, as shown on the drawing. (Page 2 of 2)

4. The construction and maintenance of private roads and/or common driveways are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads.

5. The 20 foot "Native Growth Protection Easement" is a "restricted area" for the protection of the natural vegetation and is enforceable by the City of Anacortes. For any physical ground activity: Pruning, cutting excavation, etc., a written permission must be obtained from the City's Planning Department.

6. Utility easement affecting a portion of said premises.



200511070142
Skagit County Auditor