

AFTER RECORDING MAIL TO:
Mr. and Mrs. Thomas Freeland
3016 I Avenue
Anacortes, WA 98221



200511080186
Skagit County Auditor

11/8/2005 Page 1 of 2 1:58PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86492

Statutory Warranty Deed

Grantor(s): Denise Rafnson
Grantee(s): Thomas Freeland and Elisabeth Freeland
Assessor's Tax Parcel Number(s): P56921, 3777-000-010-0011

FIRST AMERICAN TITLE CO.

A86492E-2

THE GRANTOR Denise Rafnson, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Thomas Freeland and Elisabeth Freeland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

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

Dated: October 26, 2005

Denise Rafnson
Denise Rafnson

6267
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 08 2005

Amount Paid \$ 3743.00
By Skagit Co. Treasurer
Deputy

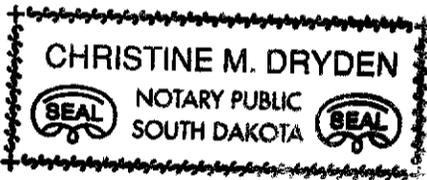
STATE OF South Dakota }
COUNTY OF Meade } SS:

I certify that I know or have satisfactory evidence that Denise Rafnson, 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: 11-1-05

Christine M Dryden

Notary Public in and for the State of South Dakota
Residing at _____
My appointment expires: June 3, 2010



EXCEPTIONS:

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

Dated: August 2, 1954
Recorded: September 17, 1954
Auditor's No: 506619
Executed By: Cornelius Meenan and Florence Meenan, husband and wife, and Modern Home Builders, Inc.

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

Plat/Subdivision Name: Broadview Addition to the City of Anacortes
Recorded: September 16, 1954
Auditor's No.: 506534, Volume 7 of Plats, page 22

Said matters include but are not limited to the following:

1. Right reserved in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading thereof.
2. Fifteen (15) foot utility easement – Affecting Lots 61, 62, 13 and 14
3. Seven and one-half (7.5) foot utility easement – Affecting Lots 4, 5 and 7 through 13
4. Ten (10) foot utility easement – Affecting Lots 54, 55, 39 and 40
5. Ten (10) foot drain easement – Affecting Lots 50 and 51

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Dated: December 30, 1924
Recorded: January 8, 1926
Auditor's No.: 190541
Purpose: Right to place thereon a pipe line, pole line for telephone or power line, and all right during construction work thereon and right of ingress and egress over and across the said property for the purposes of maintaining, operating and repairing or doing any work in connection with its said pipe line or pole line thereon.
Area Affected: A tract of land 10 feet in width



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