

AFTER RECORDING MAIL TO:
Tom Glade
2710 J Avenue
Anacortes, WA 98221



200601060122
Skagit County Auditor

1/6/2006 Page 1 of 2 1:28PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86800

Statutory Warranty Deed

Grantor(s): Travis Living Trust

Grantee(s): Tom Glade

Lot 58, "BROADVIEW ADDITION TO THE CITY OF ANACORTES"

Assessor's Tax Parcel Number(s): P56973, 3777-000-058-0006

FIRST AMERICAN TITLE CO.

A86800E

THE GRANTOR Othelia R. Travis, as Trustee of The Travis Living Trust dated March 6, 1990 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 Tom Glade, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 58, "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 December 28, 2005

Travis Living Trust

75
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Othelia R. Travis
By: Othelia R. Travis, Trustee

JAN 06 2006

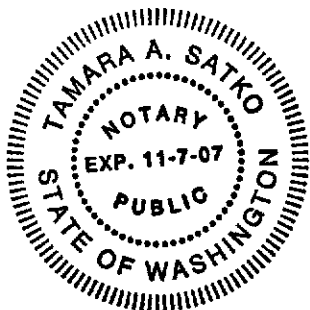
Amount Paid \$ 4010.00
Skagit Co. Treasurer
By LP

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Othelia R. Travis 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 Trustee of of the Travis Living Trust dated March 6, 1990 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: JANUARY 4, 2006

Tamara A. Satko



Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 11/7/07

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. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: December 15, 2005
Auditor's No.: 200512150023
Purpose: Ingress and egress
Area Affected: Eastern 8 feet



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