

AFTER RECORDING MAIL TO:
Mr. and Mrs. Darin F. Twete
2206 20th Place
Anacortes, WA 98221



200603030063
Skagit County Auditor

3/3/2006 Page 1 of 3 11:15AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86474

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Joey M. Goss and Holly Goss
Grantee(s): Darin F. Twete and Tanya M. Twete
Assessor's Tax Parcel Number(s): P56269, 3772-211-020-0009

A86474E-1

THE GRANTOR Joey M. Goss and Holly Goss, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darin F. Twete and Tanya M. Twete, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 3 of City of Anacortes Short Plat No. AN-91-004, approved November 10, 1993, recorded November 11, 1993, in Volume 11, pages 14 and 15 of Short Plats, under Auditor's File No. 9311120002, and amended by Affidavit of Correction recorded November 22, 1993, under Auditor's File No. 9311220076, records of Skagit County, Washington, being a portion of Lots 16 through 20, Block 211, "MAP OF THE CITY OF ANACORTES", according to the plat recorded in Volume 2 of Plats at pages 4 through 7, records of Skagit County, Washington.

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

Dated: March 2, 2006

Joey M. Goss

Holly Goss

987
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

MAR 03 2006

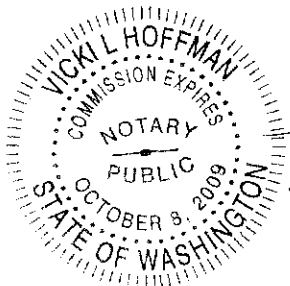
Amount Paid \$9,083.00
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Joey M. Goss and Holly Goss, 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: 3-2-06

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: June 10, 1992
Recorded: June 19, 1992
Auditor's No: 9206190067
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:

Easement No. 1: All streets and road right-of-ways 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 right-of-ways.

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

Dated: November 12, 1993
Recorded: November 12, 1993
Auditor's No: 9311120119
Executed by: Gerald E. Simon and Delight B. Simon, husband and wife, "Simon's Short Plat, AN-91-004"

An amendment to said covenants, conditions and restrictions was recorded May 24, 1994, under Auditor's File No. 9405240135, records of Skagit County.

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

Short Plat No.: AN-91-004
Recorded: November 12, 1993
Auditor's No: 9311120002

Said matters include but are not limited to the following:

1. A non-exclusive easement is hereby reserved for, and granted to Puget Sound Power and 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 roads located in this plat and the exterior ten (10) feet parallel and adjacent to the street frontages of 20th Place, "C" Avenue



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and 21st Street, of Lots 1 through 7 and Tracts "A", "B", "C" in which to install, lay, construct, renew, operate and maintain underground conducts, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone, and T.V. cable services, gas, etc., with the right to enter upon the lots at all times for the purpose stated.

2. A non-exclusive utility and surface drainage easement in various widths is hereby reserved for and granted to the City of Anacortes under and upon the Northerly lines of Lots 1 through 3 and along the common line of Lots 3 and 4. (As shown on the drawing, as per Engineer's design).
3. Water Supply: City of Anacortes.
4. Sewage Disposal: City of Anacortes.
5. The Short Plat number and date of approval shall be included in all deeds and contracts of subject Lots and Tracts.
6. Storm detention basin easement affecting Tract 3.

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

Recorded: June 18, 2003
Auditor's No.: 200306180107

Said matters include but are not limited to the following:

1. This Survey shows easement revisions which supersede those on the original plat. These changes were approved by the City of Anacortes by letter of June 11, 2003 from Jeff Miller, Assistant City Engineer, to Jim Schemmer of Schemmer Engineering.
2. Lawn and landscaping location.



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