

AFTER RECORDING MAIL TO:  
David B. Daniels  
2612 Fircrest Boulevard  
Anacortes, WA 98221



200603300074  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 16122-PE2

## Statutory Warranty Deed

Grantor(s): Anaco West Corporation, Inc.  
Grantee(s): David B. Daniels and Jeriann Daniels  
Abbreviated Legal: Lot 9, "PLAT OF CASTILLEJA BLUFF"  
Assessor's Tax Parcel Number(s): P123803 / 4878-000-009-0000

FIRST AMERICAN TITLE CO.

A87343E

THE GRANTOR Anaco West Corporation, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION\*in hand paid, conveys and warrants to David B. Daniels and Jeriann Daniels, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 9, "PLAT OF CASTILLEJA BLUFF", as per plat recorded December 9, 2005 under Auditor's File No. 200512090181, records of Skagit County, Washington.

\*and as part of an IRS 1031 Tax Deferred Exchange,

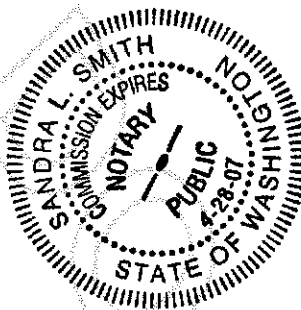
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. A87343.

Dated

3/27/06

Anaco West Corporation, Inc.

By: William Turner, President



STATE OF Washington  
County of SKAGIT

}  
} SS:

I certify that I know or have satisfactory evidence

William Turner the person who appeared before me, and said person has acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is The President of Anaco West Corporation, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 27, 2006

# 1446  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 30 2006

Amount Paid \$ 7036.00  
By Skagit Co. Treasurer Deputy

Sandi Smith  
Notary Public in and for the State of Washington  
Residing at Decatur Island  
My appointment expires: 4/28/2007

**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: The City of Anacortes, a municipal corporation  
Dated: January 28, 1977  
Recorded: February 8, 1977  
Auditor's No.: 850635  
Purpose: Concentrated drainage of water storage facilities  
Area Affected: Common area and Lot 7

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

Short Plat No.: AN-02-003  
Recorded: November 22, 2002  
Auditor's No.: 200211220121

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

Recorded: November 22, 2002  
Auditor's No.: 200211220122  
Executed By: Richard L. Sands and Colleen L. Sands

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: April 29, 2005  
Recorded: September 20, 2005  
Auditor's No.: 200509200014

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: June 7, 2005  
Recorded: June 20, 2005  
Auditor's No.: 200506200173  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated



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

Plat/Subdivision Name: Castilleja Bluff  
Recorded: December 9, 2005  
Auditor's No.: 200512090181

Said matters include but are not limited to the following:

1. Building setbacks:

Front: 20 Feet  
Back: 20 Feet  
Side: 5 Foot minimum. 15 Feet total

2. Water and Sewer: City of Anacortes.

3. The City of Anacortes Public Works Department and the Postmaster shall approved mailbox locations.

4. Street lighting shall be energy efficient and provided as required by the City Engineer.

5. The Developer shall purchase and install all street signs.

6. A minimum of two (2) "Off-Street" parking spaces shall be provided for each dwelling unit, as required by City Ordinances.

7. A potable water system with necessary pump station(s), pressure reducing stations and storage will be designed to meet City of Anacortes, DOH, AWWA, NEG and other applicable requirements to provide a minimum of 40 psi to each home building pad and necessary fire flows.

8. The proposed roadways shall be 28 feet wide with sidewalks on one side as approved by the City Council, Planning Commission and the City of Anacortes Public Works Director for particular roadway sections.

9. The proposed water booster pump station shall be designed and constructed as required by the City of Anacortes Public Works Director and Fire Chief.

10. The proposed water booster pump station shall be provided with telemetry and a backup generator as required by the City of Anacortes Public Works Director and Fire Chief.

11. Automatic fire and sprinkler systems may be required based on available fire flow and building size.

12. Grading for this project shall not encroach onto adjacent parcels.

13. Access to the water booster pump station shall be an all weather surface as required by the City of Anacortes Public Works Director.

14. Tract "N": A 30 foot (Ave.) Native Growth Protection easement shall be provided along the Anacortes Community Forest Lands. Construction fencing shall be installed along the boundary prior to construction and removed upon completion of construction. The area shall remain untouched with the following exceptions:

- a.) Hand removal of non-native or adventitious plants as approved by the Parks Department.



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- b.) Hazard trees will be identified with the concurrence of the Parks Department. Hazard trees removed or blown down shall be replanted by the landowner, subject to approval by the Parks Department, with a 3 foot minimum appropriate native stock which shall be maintained by the property owner until able to survive without care.
  - c.) Fallen trees in the N.G.P.E. shall only be removed from the site with the approval of the Parks Department.
  - d.) If the N.G.P.E. is disturbed, a replanting plan using appropriate native stock shall be submitted to the Forest Advisory Board for approval, and once approved, shall be implemented by the landowner.
  - e.) Trails through the N.G.P.E. shall not be permitted without approval of the Parks Department.
  - f.) The Director of Parks and Recreation shall approve fencing plans along the N.G.P.E.
15. Prior to construction beginning, the Planning Commission shall approve the final landscaping plan.
16. Blanket storm drain easement over common area to the City of Anacortes to allow the continuous passage of storm water runoff from the public right-of-way.
17. Twenty (20) foot wide storm drainage easement affecting Lot 10.

