

When recorded return to:

Mr. and Mrs. Robert Jason Shernick
2204 35th Court
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A87731



200604270101
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS John W. Campbell and Kathy L. Campbell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Jason Shernick and Sandra K. Shernick, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 2, "PLAT OF VILLAGE PARK"

FIRST AMERICAN TITLE CO.
A87731E-1

Tax Parcel Number(s): P112537, 4702-000-002-0000

Lot 2, "PLAT OF VILLAGE PARK", as per plat recorded in Volume 16 of Plats, pages 192 and 193, records of Skagit County, Washington.

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

Dated April 14, 2006

John W. Campbell

Kathy L. Campbell

1988
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2006

Amount Paid \$ 8264.20
By Skagit Co. Treasurer Deputy

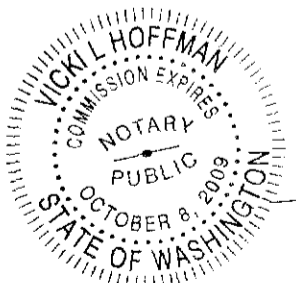
STATE OF Washington
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that John W. Campbell and Kathy L. Campbell, 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: 4-24-06

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



EXCEPTIONS:

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

Plat/Subdivision Name: Village Park
Recorded: October 17, 1997
Auditor's No.: 9710170075

Said matters include but are not limited to the following:

1. Water Supply - City of Anacortes
2. Sewer Disposal - City of Anacortes
3. Each lot shall be assessed a one-time \$1,000.00 impact fees at the time of building permit application to the City of Anacortes.
4. Utilities easement affecting the Southerly 10 feet abutting 35th Court Lot 8 and the Northerly 10 feet abutting 35th Court Lot 21.
5. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company and TCI Cable Television Company and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines all lots, tracts and spaces within the Plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

Also the easement shown on the Plat across Lots 21 and 22 for the purposes identified above.

In addition to the above, an easement is hereby reserved for and conveyed to the City of Anacortes for underground water main for the West 10 feet of Lot 15 and the East 10 feet of Lot 14 in which to construct, operate, maintain, repair, replace and enlarge the underground pipe.
6. The Storm Water Detention Pond are hereby dedicated to the City of Anacortes for Tract "A" and "B" for operation and maintenance by the City of Anacortes.
7. Know all Men by these Presents that InterWest Bank, mortgage holder and Village Park Partnership, owner of the land hereby platted, declare this Plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.



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

Dated: October 9, 1997
Recorded: October 17, 1997
Auditor's No: 9710170076
Executed by: Village Park Partnership, a Washington general partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 1, 1998
Recorded: November 13, 1998
Auditor's No: 9811130093

C. Terms and provisions of that unrecorded agreement between the City of Anacortes and Vista Too Homeowners Association dated February 20, 1997. (Affects Lots 5 – 7, "Village Park", only)

D. Covenant not to oppose future Local Improvement District and the terms and conditions therein, recorded December 22, 1997 under Skagit County Auditor's File No. 9712200112. (Affects Lots 13 – 21 and Lot 24 "Village Park" only)



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