

When recorded return to:

Robert N. Dorsett  
6810 Gibraltar Drive  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A87225



200605020096  
Skagit County Auditor

5/2/2006 Page 1 of 3 2:06PM

### Statutory Warranty Deed

THE GRANTORS George E. Roberts and Millicent Roberts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert N. Dorsett, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A87225E

Abbreviated Legal:  
Tract "A", "GIBRALTER HEIGHTS"; and  
Section 19, Township 34, Range 2; Ptn: NE NE (aka Tract A, Short Plat No. 35-72)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P20490, 340219-1-003-0301, P78336, 4213-000-024-0007

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

Dated April 25, 2006

George E. Roberts  
George E. Roberts

Millicent Roberts  
Millicent Roberts #2098  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 02 2006

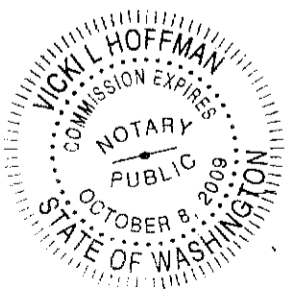
Amount Paid \$ 9528.00  
By [Signature] Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George E. Roberts and Millicent Roberts, 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: 5-1-06

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



**EXHIBIT A**

**PARCEL "A":**

Tract "A", "GIBRALTER HEIGHTS", as per plat recorded in Volume 10 of Plats, pages 52 and 53, records of Skagit County, Washington.

**PARCEL "B":**

That portion of Government Lot 6, Section 19, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision which point bears South 1°09'39" West a distance of 10.00 feet from the Northeast corner of said subdivision; thence North 89°58'50" West, parallel with the North line of said subdivision, a distance of 388.19 feet to the TRUE POINT OF BEGINNING of this description; thence continuing North 89°58'50" West, parallel with the North line of said subdivision a distance of 110.00 feet; thence South 1°09'39" West, parallel with the East line of said subdivision, a distance of 322.89 feet; thence North 60°51'00" East, a distance of 127.38 feet; thence North 1°09'39" East, parallel with the East line of said subdivision, a distance of 260.78 feet to the TRUE POINT OF BEGINNING; also known as Tract "A" of Short Plat No. 35-72, as approved May 9, 1972



200605020096  
Skagit County Auditor

**EXCEPTIONS:**

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT, OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: January 14, 1974  
Recorded: January 14, 1974  
Auditor's No.: 795583  
Executed By: A. Elliott Johnson and Eileen W. Johnson, husband and wife, and Larry R. Hastings and Nettie F. Hastings, husband and wife

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

Plat/Subdivision Name: Gibraltar Heights  
Recorded: September 25, 1973  
Auditor's No.: 791285

Said matters include but are not limited to the following:

1. The right granted to the public in the Plat of Gibraltar Heights to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in the culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense, of such owner.
2. A 59.26-foot wide access and utility easement affecting Lots 9, 10 and 11.



200605020096  
Skagit County Auditor