When recorded return to:

Mr. and Mrs. Charles W. Farris
1711 Bakerview Court
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A88207

200606150103
Skagit County Auditor
6/15/2006 Page 1 of 3 1:54PM

Statutory Warranty Deed

THE GRANTOR Claudia M. Hartman, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Charles W. Farris and Joseline M. Farris, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

FIRST AMERICAN TITLE CO.
A88207E-2

Abbreviated Legal:
Section 24, Township 35, Range 1; Ptn. SW SE (aka Lot 5 Short Plat No. Ana.-93-006)

Tax Parcel Number(s): **P107697, 350124-4-064-0400**

Tract 5, City of Anacortes Short Plat No. ANA-93-006, approved November 28, 1994 and recorded December 8, 1994, under Auditor's File No. 9412080057, Volume 11 of Short Plats, page 153, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Southeast ¼ of Section 24, Township 35 North, Range 1 East, W.M.

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

Dated **June 12, 2006**

Claudia M. Hartman

Claudia M. Hartman

2781
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JUN 15 2006
Amount Paid $ 6568.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Claudia M. Hartman, 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: 6-14-06

Vicki L Hoffman

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

VICKI L HOFFMAN
NOTARY PUBLIC
COMMISSION EXPIRES OCTOBER 8, 2009
STATE OF WASHINGTON

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation
Recorded:	October 19, 1967
Auditor's No.:	705885
Purpose:	Oil and gas pipelines
Area Affected:	No exact location is disclosed

B. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Co.
Dated:	September 7, 1994
Recorded:	September 19, 1994
Auditor's No.:	9409190097
Purpose:	Right to enter said premises to operate, maintain, 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.
Area Affected:	

EASEMENT NO. 1

All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted and/or constructed with 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 rights-of-ways.

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

Short Plat No.:	ANA 93-006
Recorded:	December 8, 1994
Auditor's No.:	9412080057

Said matters include but are not limited to the following:

1. Water – City of Anacortes

2. Sewer – City of Anacortes

3. The subject property may be affected by easements or restrictions recorded in instruments filed under Auditor's File Nos. 8807100025, 705885 and 8410170060. See also Short Plat No. 84-002, filed in Volume 6 of Short Plats at Page 175 as Auditor's File No. 8409250019.

4. Tract A to be Deeded to adjacent property owner (Dutcher) in exchange for easement over Dutcher property as shown. (Symonds and/or assigns to retain utilities easement over Tract A.)

5. Lot corners and street monumentation will be set as street and utilities construction allows.

6. An easement is hereby reserved for and granted to all public and private utilities including but not limited to City of Anacortes; Puget Sound Power and Light Company; General Telephone Company; T.C.I.; Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all Lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, together with the right to enter upon the Lots and tracts at all times for the purposes stated.

7. Easement for private drainage, affecting Lots 3 through 7.

8. Encroaching or misplaced fence line running along the East line of the subject property.

9. Twenty (20) foot easement for utilities affecting Lots 2 and 8.

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