

When recorded return to:

Bradley K. Fowler
3911 Sterling Place
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A88421



200608140149
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Philip C. Torres and Robin J. Torres, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bradley K. Fowler, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tract 11, "STERLING PLACE"

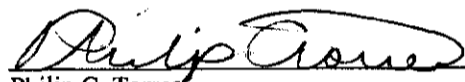
FIRST AMERICAN TITLE CO.
A88421E-1

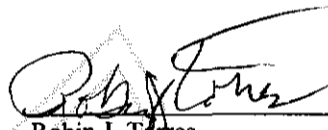
Tax Parcel Number(s): P107097, 4641-000-011-0000

Tract 11, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington.

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

Dated August 4, 2006


Philip C. Torres


Robin J. Torres

4134
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

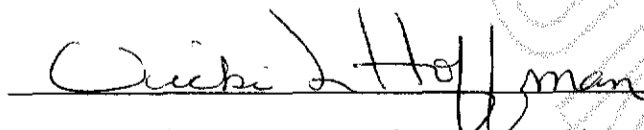
AUG 14 2006

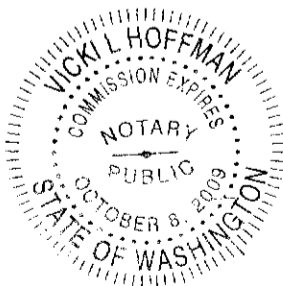
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6080.00
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Philip C. Torres and Robin J. Torres, 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: 8-9-06


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



EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: May 13, 1994
Recorded: May 26, 1994
Auditor's No.: 9405260010
Purpose: Underground Electric System
Area Affected:

Easement No. 1: All street and road rights-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 Sterling Place and 6th Street West, as designed, platted and/or constructed within the above described property.

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

Dated: January 31, 1995
Recorded: February 8, 1995
Auditor's No.: 9502080048
Executed by: Wilmoor Development Corporation, a Washington corporation

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

Plat/Subdivision Name: Sterling Place
Recorded: December 1, 1994
Auditor's No: 9412010072

Said matters include but are not limited to the following:

1. An easement is hereby granted to and reserved for the City of Anacortes, any power company, natural gas company, telephone company or cable television company and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road 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 this subdivision and other property with electric, natural gas, telephone, sewer and water service, drainage and cable television. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.
2. Twenty (20) foot access and utilities easement – affects Lots 22 – 25 and 28 – 33



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3. Twenty (20) foot utility easement – affects Lots 21 and 22
4. Fifteen (15) foot private access and utility easement – affects Lot 20
5. Ten (10) foot drainage easement – affects Lots 1 - 4

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	City of Anacortes, a municipal corporation
And:	Philip C. and Robin T. Torres
Dated:	June 16, 2003
Recorded:	June 27, 2003
Auditor's No:	200306270178
Regarding:	Encroachment



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