

When recorded return to:

Mr. and Mrs. Craig Hacche
203 E. Avenida San Juan
San Clemente, CA 92672

Recorded at the request of:
First American Title
File Number: A89112



200609110137
Skagit County Auditor

9/11/2006 Page 1 of 3 1:45PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A89112E-1

THE GRANTORS Thomas W. Hutton and Peggy Ann Hutton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig E. Hacche and Jean Ann Makena Marangu, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 24, Township 35, Range 1; Ptn. NE NW (aka Ptn. Lots 1 and 2 Short Plat No. AN-91-006)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P104243, 350124-2-133-0200

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

Dated September 6, 2006

Thomas W. Hutton

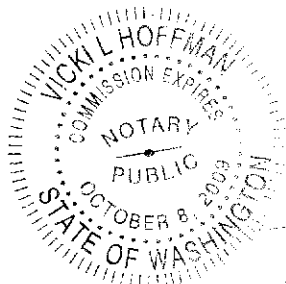
Peggy Ann Hutton

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas W. Hutton and Peggy Ann Hutton, 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: 9-7-06

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



4089
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 11 2006

Amount Paid \$ 7303.00
By Skagit Co. Treasurer
By Deputy

EXHIBIT A'

All that portion of Lots 1 and 2 of Anacortes Short Plat No. AN-91-006, as approved December 12, 1991, recorded January 22, 1992, in Volume 10 of Short Plats, Page 46, under Auditor's File No. 9201220067, records of Skagit County, Washington, being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 2; thence South $0^{\circ}34'45''$ West along the East line thereof, a distance of 30.00 feet; thence North $89^{\circ}25'42''$ West parallel to the North line of said Lot 2, a distance of 100.00 feet; thence South $0^{\circ}34'45''$ West parallel with the East line of said Lots 1 and 2, a distance of 50.00 feet; thence North $89^{\circ}25'42''$ West, a distance of 75.00 feet; thence North $0^{\circ}34'45''$ East, a distance of 80.00 feet to the North line of said Lot 2; thence South $89^{\circ}25'42''$ East along said North line, a distance of 175.00 feet to the point of beginning.

(Also known as Lot 1A of Survey recorded in Volume 17 of Surveys, Pages 53 and 54.)



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EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Dated: March 19, 1958
Recorded: March 28, 1958
Auditor's No.: 563421
Purpose: Provision against blasting without notice
Area Affected: Exact location not disclosed on the record

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anacortes School District No. 103
Dated: July 10, 1967
Recorded: July 13, 1967
Auditor's No.: 701948
Purpose: Access, ingress and egress
Area Affected: The North 55 feet of the East 60 feet

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

Short Plat No.: AN-91-006
Recorded: January 22, 1992
Auditor's No.: 9201220067

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be shown on all deeds, contracts and other instruments;
2. Water supply by City of Anacortes water system;
3. Sewage disposal by City of Anacortes sewerage system. A private 6 inch sewer line runs North in "H" Avenue from existing house in Lot 1 to the sewer main in the alley between 12th and 13th Streets. Lot 2 is hereby granted permission to connect to said private line. Pumping may be required;
4. Surface runoff from this Short Plat drains into the existing curtain drain adjacent to and abutting upon the South line of Lots 1 and 2;
5. Locations of fenceline and existing structures;
6. This Short Plat supersedes and corrects that certain Record of Survey recorded in Book 7 of Surveys, Page 85, under Auditor's File No. 8707240084, in that the aliquot part description in the indexing title heading is incorrect and should be the same as this Short Plat.

D. Terms and conditions of Declaration of Easement, recorded September 20, 1995, under Auditor's File No. 9509200064.



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