

When recorded return to:

Mr. and Mrs. Craig F. Lenhard
4002 Peters Lane
Anacortes, WA 98221



9/29/2006 Page 1 of 3 9:23AM

Recorded at the request of:
First American Title
File Number: A89146

Statutory Warranty Deed

THE GRANTORS Robert J. Bjerk and Sheryl O. Bjerk, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig Lenhard and Karen C. Lenhard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A89146E-1

Abbreviated Legal:
Lot 7, "RE-PLAT OF PETERS' FIRST ADDITION"

Tax Parcel Number(s): P100321, 4574-000-007-0006

Lot 7, "RE-PLAT OF PETERS' FIRST ADDITION", according to the plat thereof recorded in Volume 15 of Plats, pages 23 and 24, records of Skagit County, Washington.

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

Dated September 13, 2006

Robert J. Bjerk
Robert J. Bjerk

Sheryl O. Bjerk
Sheryl O. Bjerk
5039
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

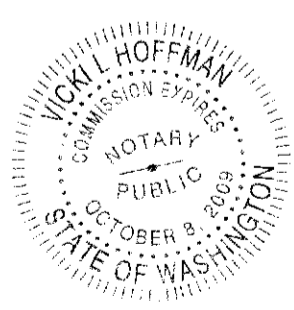
SEP 29 2006
Amount Paid \$ 9350⁰⁰
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS+ _____

I certify that I know or have satisfactory evidence that Robert J. Bjerk and Sheryl O. Bjerk, 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: 9-25-06

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



EXCEPTIONS:

A. NOTICE OF LATECOMER'S FEES INCLUDING THE TERMS AND CONDITIONS THEREOF:

Imposed By: The City of Anacortes
Dated: October 18, 1983
Recorded: May 25, 1984
Auditor's No: 8405250022

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

Plat/Subdivision Name: Peters' First Addition
Recorded: December 20, 1991
Auditor's No: 9112200118

1. We the undersigned owners/purchasers of the land hereby platted, do hereby declare this plat to be known as: The "RE-PLAT OF PETERS' FIRST ADDITION" and dedicate to the public forever all streets, roads, easements shown thereon for any and all public purposes, not inconsistent with the uses as shown on the plat, and do hereby grant a waiver of all claims for damages against any government authority arising from the construction and maintenance of public facilities and public property within the subdivision. Also the right to make all necessary slopes for cuts and fills upon the land shown hereon in the original reasonable grading of the street shown hereon.
2. A non-exclusive easement is hereby reserved for, and granted to: Puget Sound Power and Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cablevision Inc., and Cascade Natural Gas Corp., and their respective successors and assigns under and upon the public roads located in this plat and the exterior 10 feet parallel and adjacent to the Street frontage of 41st Street and Peters' Lane of Lots 1 through 14 in which to install, lay, construct, renew, operate and maintain underground conducts, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, and T.V. cable services, gas etc. with the right to enter upon the lots at all times for the purpose stated.
3. A 20 foot non-exclusive utility easement is hereby reserved for and granted to the City of Anacortes under and upon 10 feet on each side of the common boundary line between Lot 9 and 10, as shown on the drawing.
4. Utility easements affecting Lots 9 and 10.



200609290019
Skagit County Auditor

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: September 5, 1991
Auditor's No.: 9109050012
Purpose: Right to enter said premises to operate, maintain and 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
Affects: A strip of land 10 feet in width across all lots being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: February 3, 1992
Recorded: February 11, 1992
Auditor's No.: 9202110085
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.
Affects: A portion of the subject property



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Skagit County Auditor