

When recorded return to:

Matthew A. Tracy,  
6814 Deer Lane  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A88972



200610310158  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Peter A. Jones and Juliana C. Jones, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew A. Tracy, an unmarried man, and Marcella \* , an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington \*Borgmeyer

Abbreviated Legal:

Section 7, Township 34, Range 2; Ptn. SE NE (aka Lot 2-A, Short Plat No. 28-85)

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P20088, 340207-1-002-1401

A88972E

Lot "2-A" of Skagit County Short Plat No. 28-85, approved September 10, 1985 and recorded September 12, 1985, as Auditor's File No. 8509120023, in Book 7 of Short Plats, page 43, records of Skagit County, Washington; being a portion of Lot 2 of "CAMPBELL PARK ESTATES", as recorded in Book 1 of Surveys, page 83; in the North 1/2 of Section 7, Township 34 North, Range 2 East, W.M..

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

Dated September 26, 2006

Peter A. Jones      5624 Juliana C. Jones  
Peter A. Jones      REAL ESTATE EXCISE TAX Juliana C. Jones

OCT 31 2006

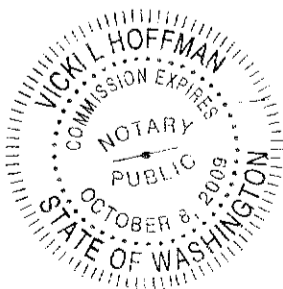
Amount Paid \$ 3743.00  
Skagit Co. Treasurer  
By W Date

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter A. Jones and Juliana C. Jones, 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: 9-27-06

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



**EXCEPTIONS:**

**A. DEDICATION OF EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:**

In Favor Of: All owners, present and future  
Dated: August --, 1974  
Recorded: October 2, 1974  
Auditor's No.: 808252  
Purpose: Ingress, egress, utilities, etc.

**B. 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: September 24, 1974  
Recorded: October 2, 1974  
Auditor's No.: 808253  
Executed By: William McKinley, Marilyn W. McKinley, Ray B. Weber and L. Marite Weber

By instrument dated February 4, 1977 and recorded February 24, 1977, under Auditor's File No. 851485, Paragraph Nos. 1, 7 and 8 were eliminated from said covenants.

**C. Reservations contained in deeds through which title is claimed from Harold E. Shull and Opal Shull, husband and wife, dated September 12, 1941 and recorded September 17, 1941 in Volume 184 of Deeds, page 604, under Auditor's File Nos. 344370 and 344371, as follows:**

"Reserving, however, unto the grantors, the continued right to use, develop and maintain the water thereon and therefrom, and to construct, repair and maintain all pipe lines and equipment across the said property for the use thereof."

**D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

For: Water pipeline, together with right of ingress and egress to construct, install, maintain, repair and replace water pipeline  
In Favor Of: Robert B. Allen and Clara F. Allen, husband and wife  
Recorded: June 10, 1969  
Auditor's No.: 727566  
Affects: A 10 foot strip of land the center of which is described as follows:

Beginning at the East 1/4 corner of Section 7, Township 34 North, Range 2 East W.M.; thence North 26 degrees 45' West a distance of 572.92 feet to a point on the North right-of-way line of the State Highway, said point being the Southwest corner of the property above described;; thence North 58 degrees 13' 25" West a distance of 400.00 feet;; thence North 31 degrees 46' 35" East a distance of 53 feet 3 inches to the true point of beginning of this description;; thence running approximately North 78 degrees West along an existing road 1830 feet, more or less to a developed spring.



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Steven Tracy and Madonna Tracy, husband and wife  
Dated: March 2, 1984  
Recorded: May 1, 1984  
Auditor's No.: 8405010059  
Purpose: Ingress, egress and utilities and incidental purposes  
Area Affected: Westerly corner of the subject property

F. Provision contained on the face of Survey labeled "CAMPBELL PARK ESTATES", and recorded as Auditor's File No. 805634, in Volume 1 of Surveys, page 83, records of Skagit County, Washington, as follows:

"A 100 foot radius "Pollution Control Easement" will be provided at the final well site for Community Water System."

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

Short Plat No.: 28-85  
Recorded: September 12, 1985  
Auditor's No.: 8509120023

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual septic system.
4. Water - City of Anacortes.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pete and Julie Jones  
Dated: July 7, 2006  
Recorded: July 7, 2006  
Auditor's No.: 200607070048  
Purpose: For the purpose of walking to and from the mailbox located on Deer Lane and for the purpose of truck and mail deliveries to grantees property



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