



200610310213
Skagit County Auditor

10/31/2006 Page 1 of 2 3:31PM

When recorded return to:

Mr. and Mrs. Manuel De La O Pina
3414 West 6th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A889672

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
A889672E-1

THE GRANTOR Esteban M. Villanueva, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Manuel Pina De La O and Maria D. Pina, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Block 911, "NORTHERN PACIFIC ADDITION TO ANACORTES" (aka Tr. 3, Survey 9501230128, Vol. 16 of Surveys, pg. 146)

Tax Parcel Number(s): P106773, 3809-911-012-0300

Tract 3 of that certain aggregated Lot Survey for Demopoulos Properties, recorded under Auditor's File No. 9501230128, in Volume 16 of Surveys, Page 146, records of Skagit County, Washington; being a portion of Lots 1 through 12, inclusive, of Block 911, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO those certain easements as set forth in documents recorded under Auditor's File Nos. 9501230105 and 9501240014, records of Skagit County, Washington, and as said easements are delineated on the face of said Survey.

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

Dated October 27, 2006

Esteban M. Villanueva

5635
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 31 2006

Amount Paid \$ 4134.60
Skagit Co. Treasurer
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Esteban M. Villanueva, 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: 10/30/06



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: September 8, 1994
Recorded: September 19, 1994
Auditor's No.: 9409190096
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.
Location: North 7 feet

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: January 23, 1995
Auditor's No.: 9501230128
Purpose: Utilities
Affects: North 7 feet

Said Easement is further defined and set forth in documents recorded under Auditor's File Nos. 9501230105 and 9501240014, records of Skagit County, Washington.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Mr. Estaban Villanveva
Dated: May 25, 2004
Recorded: June 3, 2004
Auditor's No.: 200406030061
Regarding: To encroach 15 feet by 47 feet to construct a wood fence not more that 4 feet in height along the East property line



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