



200701310144

Skagit County Auditor

1/31/2007 Page

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2 1:33PM

When recorded return to:

Derek A. Wortner  
3620 West 4th Street  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A90291

### Statutory Warranty Deed

THE GRANTORS Richard M. Chambers and Kristen N. Chambers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derek A. Wortner, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Block 1107, "NORTHERN PACIFIC ADDITION TO ANACORTES" (aka Tract 4 of Survey recorded under Auditor's File No. 9109090003)

FIRST AMERICAN TITLE CO.

A90291E-1

Tax Parcel Number(s): P100044, 3809-107-011-0000

The Westerly 70 feet of the Easterly 325.00 feet, as measured along the Northerly line of Block 1107, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington; (being known as Lot 4 of Survey recorded in Volume 11 of Surveys, pages 168 and 169, under Auditor's File No. 9109090003, records of Skagit County, Washington.)

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

Dated January 24, 2007

Richard M. Chambers

Kristen N. Chambers

469  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 31 2007

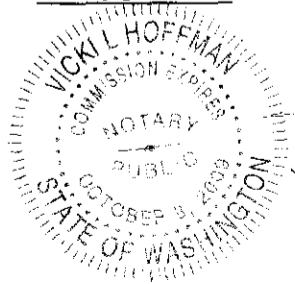
STATE OF Washington )  
COUNTY OF Skagit ) SS:

Amount Paid \$ 6413.00  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Richard M. Chambers and Kristen N. Chambers, 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: 1-26-07

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



**EXCEPTIONS:**

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

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership,  
by Great Western Investment Co. Inc., General Partner,  
by Albert Balch, President

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

Dated: January 27, 1992  
Recorded: April 8, 1992  
Auditor's No.: 9204080067  
Executed By: Wilmoor Development Corporation, a  
Washington corporation

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

Dated: August 27, 1991  
Recorded: August 28, 1991  
Auditor's No.: 9108280100  
Executed By: Wilmoor Development Corporation, a  
Washington corporation

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

Recorded: September 9, 1991  
Auditor's No.: 9109090003

Said matters include but are not limited to the following:

1. Drainage access and maintenance easement affecting the North Westerly 10 feet of said premises.

**E. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: June 12, 1991  
Recorded: July 23, 1991  
Auditor's No.: 9107230058  
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 constitute a danger to said lines.  
Affects: The South 10 feet of Block 1107 AND the North 10 feet of  
Block 1108



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