

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Garry L. Hartzell  
3819 Sutton Place  
Anacortes, WA 98221



200705310009  
Skagit County Auditor

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Filed for Record at Request of  
Direct Escrow, LLC.  
Escrow Number: 07-2261-MH

## Statutory Warranty Deed

Grantor(s): Gary L. Brown and Louise Brown  
Grantee(s): Kathleen E. Hartzell and Garry L. Hartzell  
Abbreviated Legal:  
Tract 2, 'PLAT OF SUTTON PLACE', records of Skagit County, Washington.  
Assessor's Tax Parcel Number(s): 4683 000 002 0000 (P109397)

FIRST AMERICAN TITLE CO.

91599-1

**THE GRANTOR GARY L. BROWN and LOUISE BROWN, Husband and Wife**


for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in  
hand paid, conveys and warrants to **KATHLEEN E. HARTZELL and GARRY L. HARTZELL, Wife  
and Husband**


the following described real estate, situated in the County of **Skagit**, State of Washington.

Tract 2, "PLAT OF SUTTON PLACE", according to the plat thereof, recorded in Volume 16 of Plats, Page  
131, records of Skagit County, Washington.

SUBJECT TO those as stated on the attached EXHIBIT "A" and by this reference made a part hereof.

Dated May 23, 2007

  
\_\_\_\_\_  
Gary L. Brown

  
\_\_\_\_\_  
Louise Brown

2539  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2007

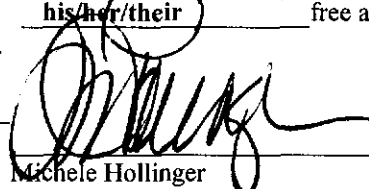
STATE OF Washington }  
COUNTY OF Snohomish } SS:

Amount Paid \$ 6322.22  
Skagit Co. Treasurer  
By MM Deputy

I certify that I know or have satisfactory evidence that **Gary L. Brown and Louise Brown**

is/are the person(s) 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.

Dated: 5/29/07

  
\_\_\_\_\_  
Michele Hollinger  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires: 4/23/2010

## EXHIBIT "A"

### EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Corporation  
Recorded: August 17, 1962  
Auditor's No: 625249  
Purpose: Transmission line  
Area Affected: Location of which is undisclosed on the record

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

Plat/Subdivision Name: Sutton Place  
Recorded: September 13, 1996  
Auditor's No: 9609130090

Said matters include but are not limited to the following:

The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns, under and upon the exterior ten (10) feet of front boundary lines all lots and tracts, as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purpose stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

The Storm Water Detention Pond (Tract "A") and 20' easement for access road are hereby dedicated to the City of Anacortes for operation and maintenance by the City of Anacortes.

### EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Municipal Corporation of the State of Washington, and its successors and assigns  
Dated: June 17, 1996  
Recorded: March 24, 1998  
Auditor's No: 9803240004  
Purpose: Avigation Easement  
Area Affected: Lots 1-10, "Sutton Place"



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