



200707030032  
Skagit County Auditor

7/3/2007 Page 1 of 4 9:46AM

When recorded return to:

Jeannette Y. Taylor, Trustee  
1004 Commercial Avenue PMB 337  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A91987

**Statutory Warranty Deed**  
FIRST AMERICAN TITLE CO.  
A91987E

THE GRANTOR **Dakota Avenue LLC**, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jeannette Y. Taylor, Trustee of the Jeannette Y. Taylor Living Trust** the following described real estate, situated in the County of **Skagit**, State of **Washington**. \* dated 4-17-06

Abbreviated Legal:  
Section 23, Township 35, Range 1; Ptn. SE NE (aka Lot 6 Rawhauser Short Plat No. ANA 04-010)

Tax Parcel Number(s): P126177, 350123-0-009-0500

Lot 6 as delineated on Rawhauser Short Plat No. ANA-04-010, as approved on May 25, 2007 and recorded on June 4, 2007 under Auditor's File No. 200706040018 being a portion of Southeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 1 East, W.M..

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

Dated June 19, 2007

Dakota Avenue LLC  
By: Nels Strandberg, Managing Member

3154  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 3 2007

Amount Paid \$ 2675.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nels Strandberg is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of Dakota Avenue LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-21-07

Christie L Hoffman

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

Short Plat No.: ANA-04-010  
Recorded: June 4, 2007  
Auditor's No.: 200706040018

Said matters include but are not limited to the following:

1. Private utilities and access easement for the benefit of Lots 4 and 6.
2. The easements under Auditor's File No. 200610300143 are hereby extinguished and replaced by new utility easements as shown on the face of this plat.
3. Water Supply – City of Anacortes.
4. Sewer Disposal – City of Anacortes.
5. This project is subject to applicable water, sewer, and storm water general facility and hookup fees and transportation, fire, school and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
6. The Skagit County Treasurer's Office requires that the following statements shall appear on all long plats, replats, altered plats or binding site plans.
7. The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and street access and storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards.
8. Engineering and Inspection fees in the amount of \$500.00 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction conference. No construction activity is allowed until construction plans are approved, fees have been paid and the pre-construction conference completed.
9. A temporary erosion control plan shall be prepared and approved by the City of Anacortes Public Works Department, constructed, and maintained throughout construction.



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10. Prior to clearing or fill and grade beginning, both a large parcel storm water plan and a water quality control plan as required by the City of Anacortes Storm Drainage Ordinance No. 2441 shall be prepared by the applicant, approved by the City Department of Public Works, and implemented.

11. Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and to the Public Works Department.

12. Mailbox locations shall be reviewed and approved by the City Public Works Department.

13. The landscaping requirements shall be those required for a residential subdivision and approved by the Planning Director prior to building permit issuance for any lot.

14. Street lighting shall be energy efficient and located as required by the City Engineer.

15. Prior to final short plat approval all infrastructure improvements shall be completed as required by the City Public Works Director.

16. A geotechnical report including road construction and site specific building construction shall be provided prior to beginning construction at the site.

17. Sidewalks shall be provided on both sides of the street as required by the City Public Works Director.

18. The Landscaping Plan shall be approved by the Planning Director prior to Building Permit issuance.

19. This approval will expire three years from the date of approval if the short plat is not signed and recorded.

20. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, Inc., Verizon Telephone Company, Cascade Natural Gas Company, and Comcast Cable Television Company and their respective successors and assigns under and upon the front 10 feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all public street(s), in which to construct, operate, maintain, repair and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the proposes herein stated. This easement replaces the easement recorded under Auditor's File No. 200603130163 and 808553 recorded for the benefit of Puget Sound Energy, Inc.

21. In addition the above utility easement will act as a sidewalk easement is hereby reserved for and conveyed to the City of Anacortes under and upon the front 10 feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining public street(s) as shown on the plat around the cul-de-sac for access and maintenance.

22. A 20 foot public utility easement is hereby conveyed to the City of Anacortes under and upon Lot 3 as shown on the plat which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires for the same purposes as described in No. 20 above.

23. A non-exclusive private access easement as shown on the plat on and across Lot 2 for the benefit of Lots 1, 3 and parcel P31726 (and their divided successors) will remain private and the responsibility of the property owners of which they serve.

24. A non-exclusive private access easement as shown on the plat on and across Lot 5 for the benefit of Lots 4 and 6 will remain private and the responsibility of the property owners for which they serve.



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25. A non-exclusive private storm drainage easement as shown on the plat on and across Lots 4, 5 and 6 is for the benefit of Lots 4, and parcel P31720 and their divided successors and is for storm water discharge and is the responsibility of the lots for which they serve to construct, operate, maintain, repair, replace and enlarge underground storm water pipes.

26. "...dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenue shown hereon."

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

Recorded: May 8, 2000  
Auditor's No.: 200005080031  
Affects: Subject property and other property

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

Dated: June 15, 2007  
Recorded: June 19, 2007  
Auditor's No.: 200706190114  
Executed By: Dakota Avenue LLC



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