



200707160155

Skagit County Auditor

7/16/2007 Page 1 of 3 11:24AM

When recorded return to:

Mr. and Mrs. Larry Bowlin
1609 34th Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91965

Statutory Warranty Deed

THE GRANTOR Ann L. Merle, Trustee for the Elden I. Merle and Ann L. Merle Revocable Trust dated January 8, 1991 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry Bowlin and Shirley Bowlin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.
A91965

Abbreviated Legal:
Section 25, Township 35, Range 1; Ptn. SW NE (aka Lot 3 Short Plat No. ANA-95-006)

Tax Parcel Number(s): P109543, 350125-1-065-0600

Lot 3 of Anacortes Short Plat No. ANA-95-006 as approved August 19, 1996, and recorded August 20, 1996, in Volume 12 of short plats, pages 132 and 133, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 25, 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 27, 2007

Merle Revocable Trust

Ann L. Merle TR
By: Ann L. Merle, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3344

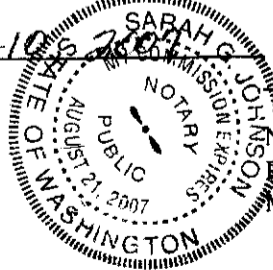
JUL 16 2007

Amount Paid \$ 7169.50
Skagit Co. Treasurer
By CM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elden I. Merle and Ann L. Merle is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Trustees of Merle Revocable Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 10, 2007
Sarah G. Johnson
Notary Public in and for the State of Washington
residing at OH
My appointment expires: 8-21-07



EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anacortes Water Company
Recorded: November 25, 1913
Auditor's No.: 99430
Purpose: Right-of-way pipeline

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anacortes Water Company
Recorded: January 26, 1914
Auditor's No.: 100474
Purpose: Right-of-way for water main

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elvin A. Henke and Ardell M. Henke, husband and wife
And: Vern L. Burtness and Muriel A. Burtness, husband and wife
Dated: July 27, 1984
Recorded: July 31, 1984
Auditor's No.: 8407310056

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: May 4, 1988
Recorded: May 10, 1988
Auditor's No.: 8805100080
Purpose: Utilities
Area Affected: A 20 foot strip of land lying within the boundaries of Tract "D"

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

Dated: June 25, 1996
Recorded: August 20, 1996
Auditor's No.: 9608200003
Executed By: Vern L. Burtness and Muriel A. Burtness



200707160155
Skagit County Auditor

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

Short Plat No.: ANA-86-001
Recorded: August 20, 1996
Auditor's No.: 9608200002

Said matters include but are not limited to the following:

1. Water Supply – City of Anacortes
2. Sewage Disposal – City of Anacortes
3. Ten (10) foot utility easement
4. “We, the undersigned owner’s hereby dedicate those portions of 34th Street and 35th Place lying within the boundaries of this Short Plat to the City of Anacortes, forever for public access an utility purposes, not inconsistent with the use thereof for public highway purposes. Also granting the right to make all necessary slopes for cuts and fills upon the lots as shown on this Survey Map. Also the right to maintain and drain the streets over and across any tract, where water might take a natural course. Granted hereby is a waiver of all claims for damages against the City of Anacortes which may be occasioned to the adjacent land within this short subdivision, by the established construction, drainage and maintenance of said streets.”
5. “We, the undersigned owner’s hereby dedicate Tract “E” to the City of Anacortes, forever for storm drainage purposes. Also the right to maintain the detention pond. Granted hereby is a waiver of all claims for damages against the City of Anacortes which may be occasioned to the adjacent land within this short subdivision.”
6. “A non-exclusive easement is hereby reserved for, and granted to the City of Anacortes, Puget Sound Power & Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cablevision, Inc., and Cascade Natural Gas Corp., etc., and their respective successors and assigns, under and upon the public roads located inside of this short plat and the exterior ten (10) feet parallel and adjacent to the street frontages of 34th Street and 35th Place, in which to install, lay, construct, renew, operate and maintain underground utilities, conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone and T.V. cable services, gas, etc., with the right to enter upon the lots at all times for the purposes stated.”



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7/16/2007 Page

3 of

3 11:24AM