

When recorded return to:

Mr. and Mrs. Colin Tennant  
2401 Forest Park Lane  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A92128



200708090078  
Skagit County Auditor

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**Statutory Warranty Deed** A92128E-1  
**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTORS** Margaret L. Root and Daniel E. Root, wife and husband for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Colin Tennant and Kendra L. Tennant, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

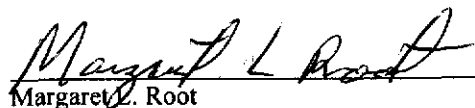
Abbreviated Legal:  
Lot 11, "FOREST PARK ADDITION"

Tax Parcel Number(s): **P107353, 4657-000-011-0000**

Lot 11, "FOREST PARK ADDITION", as per plat recorded in Volume 16 of Plats, pages 53 and 54, records of Skagit County, Washington.

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

Dated July 26, 2007

  
Margaret L. Root

  
Daniel E. Root

3767  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

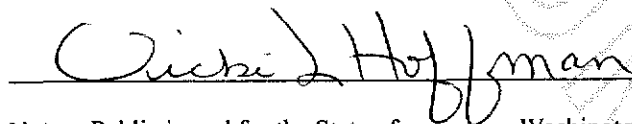
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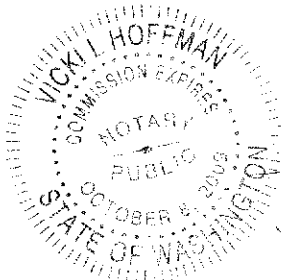
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4989.00  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Margaret L. Root and Daniel E. Root, 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: 7-31-07

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



**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: March 3, 1995  
Recorded: March 17, 1995  
Auditor's No: 9503170094  
Purpose: Right to enter said premises to operate, maintain and 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:**

Being located as constructed or to be constructed on the above-described property, generally described as follows:

Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Forest Park Addition  
Recorded: June 13, 1995  
Auditor's No: 9506130035

Said matters include but are not limited to the following:

1. Know all persons by these presents that the undersigned Alice K. Ford, an individual, and Ruth Marie McDermott and John Edward McDermott, wife and husband, owners in fee simple of the land hereby platted, hereby declare this plat as their free and voluntary act and deed and dedicate the streets as shown on the plat as public right-of-way forever. We also hereby dedicate Lot 15, as shown hereon, to the City of Anacortes forever for the stormwater detention area.
2. All structures on Lot 1 shall be set back 20 feet from the "A" Avenue property line.
3. All homes shall front on and have their sole access to Forest Park Lane.
4. There shall be no parking in the cul-de-sac.
5. Lots 6 through 10 shall each provide two additional on-site parking spaces to make up for lost off-street parking in the cul-de-sac at time of lot development.



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6. Lot 15 dedicated to City of Anacortes for detention pond and related facilities.

7. A non-exclusive easement is hereby reserved for and granted to Puget Sound Power and Light Company; G.T.E. Northwest, Inc.; Cascade Natural Gas and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone, natural gas and television, together with the right to enter upon the Tracts at all times for the purposes stated.

8. Utilities easement affecting a 10-foot wide strip adjacent to street front.



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