

When recorded return to:

Marjorie Ann Kilbreath  
1603 34th Street  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A92235



200708130129  
Skagit County Auditor

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### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Gary T. Sawyer and Sandra L. Sawyer, Trustees of the Gary T. and Sandra L. Sawyer Trust, dated January 2, 1992 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marjorie Ann Kilbreath, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.**

Abbreviated Legal:

Section 25, Township 35, Range 1; Ptn. SW NE (aka Lot 2, Short Plat No. ANA-95-006)

Tax Parcel Number(s): P109542, 350125-1-065-0500

Lot 2 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 July 31, 2007

Gary T. and Sandra L. Sawyer Trust

Gary T. Sawyer, Trustee  
By: Gary T. Sawyer, Trustee

Sandra L. Sawyer, Trustee  
By: Sandra L. Sawyer, Trustee

3826  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 13 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

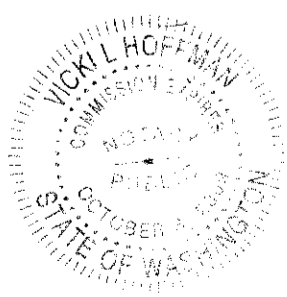
Amount Paid \$ 10,240.00  
Skagit Co. Treasurer  
By plm Deputy

I certify that I know or have satisfactory evidence that Gary T. Sawyer and Sandra L. Sawyer 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 Gary T. and Sandra L. Sawyer Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-1-07

Wicki L Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 12-8-09



**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  
Area Affected: Portion of the subject property

**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  
Area Affected: Portion of the subject property

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes  
Recorded: April 26, 1963  
Auditor's No.: 635108  
Purpose: Water and sewer pipelines  
Area Affected: Portion of the subject property

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Algot Olson and Margaret Olson, husband and wife  
Recorded: February 25, 1966  
Auditor's No.: 679272  
Purpose: Right-of-way for storm drains  
Area Affected: Portion of the subject property

**E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Anacortes, a municipal corporation  
And: Raymond Jones, Vern Burtness, et al  
Dated: November 5, 1968  
Recorded: March 27, 1970  
Auditor's No.: 737329  
Regarding: Portion of the subject property and other property



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F. 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

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: March 15, 1985  
Auditor's No.: 8503150065  
Purpose: Oil and gas pipelines  
Area Affected: Portion of the subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gosta R. Eriksson  
Recorded: April 1, 1985  
Auditor's No.: 8504010067  
Purpose: Road and travel  
Area Affected: Portion of the subject property

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: April 9, 1985  
Auditor's No.: 8504090074  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Portion of the subject property

J. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: December 3, 1985  
Auditor's No.: 8512030050  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Portion of the subject property

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Werner S. Westbloom and Lise Westbloom, husband and wife  
Recorded: March 13, 1957  
Auditor's No.: 551215  
Purpose: Ingress and egress  
Area Affected: Certain strips of land, more fully provided for in the particulars of this instrument



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L. 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" of Short Plat No. ANA-86-001

M. 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

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

Short Plat No.: ANA-95-006  
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. Utility easement affecting the North 10 feet of Lot 2.
4. "We, the undersigned owner's hereby dedicate those portions of 34<sup>th</sup> Street and 35<sup>th</sup> Place lying within the boundaries of this Short Plat to the City of Anacortes, forever for public access and 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 34<sup>th</sup> Street and 35<sup>th</sup> 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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