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When recorded return to:

Rick B. Moore, *X* *RBM*



200712240137  
Skagit County Auditor

12/24/2007 Page 1 of 3 11:23AM

Recorded at the request of:  
First American Title  
File Number B93540

### Statutory Warranty Deed

THE GRANTORS Sterling Chord and Ida Chord, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rick B. Moore, *X*, a <sup>married</sup> ~~single~~ man and D. Marie Coleson, a single woman the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.  
*B93540E*

Abbreviated Legal:  
Section 24, Township 35, Range 1; Ptn. SE (aka Lot 2, Short Plat No. ANA 07-001)

Tax Parcel Number(s): P126747, 350124-0-009-0100

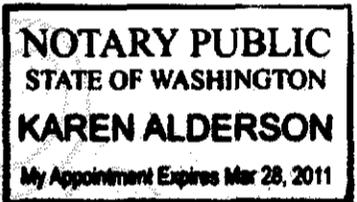
Lot 2, Short Plat No. ANA 07-001 approved September 9, 2007, recorded October 18, 2007 under Skagit County Auditor's File No. 200710180090, being a portion of the Southeast 1/4 of Section 24, Township 35 North, Range 1 East, W.M.

SUBJECT TO: Schedule "B-1" attached hereto and made a part thereof

Dated 12/20/2007

*5761*  
*Ida Chord*  
Sterling Chord \_\_\_\_\_  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Ida Chord \_\_\_\_\_  
DEC 24 2007

Amount Paid \$ *2230.00*  
Skagit Co. Treasurer  
By *[Signature]* Deputy



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sterling Chord and Ida Chord, 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: 12-21-07

*Karen Alderson*  
Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham,  
My appointment expires: 3/28/2011

**Schedule "B-1"**

**EXCEPTIONS:**

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

Short Plat No.: ANA 07-001  
Recorded: October 18, 2007  
Auditor's No.: 200710180090

Said matters include but are not limited to the following:

1. The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, street access and drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards. This project is subject to applicable water, sewer and stormwater 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.
2. No easements of record were disclosed in the platted property.
3. The tree preservation plan shall be recorded with the Final Plat per AMC Section 16.50.110.
4. Street addresses are: Lot 1 - 2405 24<sup>th</sup> Street; Lot 2 - 1315 24<sup>th</sup> Street.
5. Street improvements and utility services shall be installed prior to the issuance of a building permit.
6. We the undersigned owner(s) as holder(s) of the land hereby subdivided dedicate to the City of Anacortes the right to make any necessary slopes for cuts and fills upon the lots shown herein in the original reasonable grading of all such streets and avenues shown herein.
7. In addition, we the undersigned owner(s) as holder(s) of the land hereby subdivided declare this Short Plat and dedicate to the City of Anacortes for the purposes of Sanitary Sewer, including the right to construct, maintain, repair, replace and enlarge underground and all necessary appurtenances, together with the right to enter upon at all times for the purposes stated herein, a non-exclusive easement ten feet in width coincident with and along the South boundary of said Lot 1 and Lot 2 as shown herein extending from the West boundary of Lot 1 to the East boundary of Lot 2.
8. In addition, we the undersigned owner(s) as holder(s) of the land hereby subdivided grant a non-exclusive easement to the City of Anacortes for sidewalk purposes in the Northwest corner of said Lot 1 as shown on sheet 2 of 3 of this plat.
9. In addition, we the undersigned owner(s) as holder(s) of the land hereby subdivided reserve a non-exclusive easement for electrical power and communication services ten feet in width and coincident with the South line of said Lot 1 extending from the East boundary of Lot 1 to the West boundary of Lot 1, for the benefit of Lot 2.



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10. Each Lot to have separate access.
11. View corridor to be determined.
12. Mislocated fence line along the Southerly boundary.



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