

When recorded return to:

Mr. and Mrs. Rory Kevin Connor  
4816 Harbor View Place  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A94021



200803040094  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Nancy L. Phillips, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rory Kevin Connor and Sally Nina Samuels Connor, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 7, "HARBOR VIEW ESTATES"

GUARDIAN NORTHWEST TITLE CO.  
A94021E-1

Tax Parcel Number(s): P105266, 4613-000-007-0006

Lot 7, "HARBOR VIEW ESTATES", according to the plat thereof recorded in Volume 15 of Plats, pages 117 and 118, records of Skagit County, Washington.

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

Dated 2/28/2008

Nancy L. Phillips  
Nancy L. Phillips

680  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

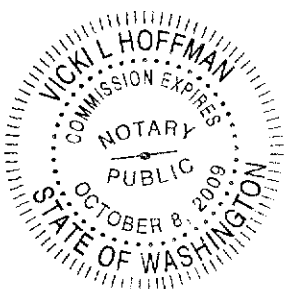
MAR 04 2008

Amount Paid \$ 12,376.00  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy L. Phillips, 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: 2-29-08



Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2009

## EXHIBIT A

### EXCEPTIONS:

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

Grantee: Puget Sound Power & Light Company  
Dated: December 22, 1975  
Recorded: October 23, 1991  
Auditor's No: 9110230052  
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  
Affects: A 10 foot wide strip of land adjacent to all public/private streets and road rights-of-ways

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

Dated: October 10, 1990  
Recorded: October 23, 1990  
Auditor's No: 9010230005  
Executed by: Don L. Robertson and Raymond C. Smith

#### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: October 20, 1993  
Recorded: November 5, 1993  
Auditor's No: 9311050077

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

Plat/Subdivision Name: Harbor View Estates  
Recorded: November 5, 1993  
Auditor's No: 9311050076

Said matters include but are not limited to the following:

1. Know all Men by these Presents, that we, the undersigned owners of the land herein described and platted do hereby declare this Plat to be known as "Harbor View Estates", and do hereby dedicate to the public forever "Harbor View Place" and easements, except private and corporate roads, with the right to make all necessary slopes for cuts and fills, and the right to maintain and drain said street, roads and ways shown hereon.



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2. A non-exclusive easement is hereby reserved for, and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cablevision, Inc., and Cascade Natural Gas Corp. and their respective successors and assigns under and upon the public and/or private roads located in this Plat and the exterior five (5') feet parallel and adjacent to the street frontage of Lots 1 through 13 in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and T.V. cable service, together with the right to enter upon the lots at all times for the purpose stated.

3. A twenty (20') foot utility easement is hereby reserved for and granted to the City of Anacortes under and upon the North twenty feet of the South forty feet and the West twenty feet, except the South twenty feet of Lot 7, as shown on the drawing. (Page 2 of 2)

4. The construction and maintenance of private roads and/or common driveways are the responsibility of the lot owners and shall be in direct relationship to the usage of the roads.

5. The 20 foot "Native Growth Protection Easement" is a "restricted area" for the protection of the natural vegetation and is enforceable by the City of Anacortes. For any physical ground activity: Pruning, cutting excavation, etc., a written permission must be obtained from the City's Planning Department.

6. Utility easement affecting a portion of said premises.



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