



200804290172

Skagit County Auditor

4/29/2008 Page

1 of

2 1:51PM

When recorded return to:

Mr. and Mrs. Jonathan Shafer
2003 27th Place
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94384

Statutory Warranty Deed

THE GRANTORS Scott L. Betts and Nadine D. Betts, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jonathan Shafer and Jodi S. Shafer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

B94384E-2

Abbreviated Legal:
Lot 12, "PLAT OF PLEASANT VIEW"

Tax Parcel Number(s): P122594, 4853-000-012-0000

Lot 12, "PLAT OF PLEASANT VIEW", according to the plat thereof recorded March 23, 2005 under Auditor's File No. 200503230134, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

1292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated April 16, 2008

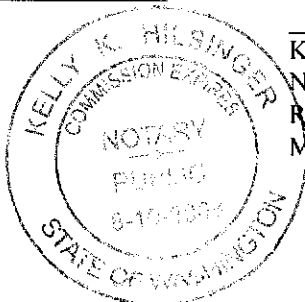
APR 29 2008

Amount Paid \$ 9795.00
By Scott L. Betts Skagit Co. Treasurer
By Nadine D. Betts Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott L. Betts and Nadine D. Betts are the person who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-17-08



Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon,
My appointment expires: 8/10/2008

Exhibit "A"

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Pleasant View
Recorded: March 23, 2005
Auditor's No.: 200503230134

Said matters include but are not limited to the following:

1. Description and exception information is from Chicago Title Company of Skagit County, #CG25640, dated January 21, 2005.
2. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Chicago Title Company Report referenced under Note 1 above. Said report lists documents recorded under Auditor's File No. 200407260155 (PSE Easement). Deeds of Trust are recorded under Auditor's File No. 200304070256.
3. The easement under Auditor's File No. 200407260155 is extinguished and replaced by new utility easements as shown on the face of the plat.
4. Water Supply: City of Anacortes
5. Sewer Disposal: City of Anacortes
6. Utilities Easement: An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, Inc., Verizon Telephone Company, Cascade Natural Gas Company and Comcast Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
7. All 4", 6" and 8" storm drain pipe located in the street right-of-way and within utility easements for all lots will remain private and the responsibility of the property owners.
8. The 10' Private Storm Drain Easement on and across Lots 18 through 25 as shown on the plat will remain private and the responsibility of the property owners for which they serve.
9. Pond Tract: A Water Quality and Detention Pond Tract is hereby conveyed to the City of Anacortes for access and maintenance of the storm drainage system and pond located on said tract.
10. Dedication: Know all men by these present that Washington Federal Savings, mortgage holder and Vintage Investments, Inc., owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

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

Dated: July 20, 2005
Recorded: July 22, 2005
Auditor's No.: 200507220109
Executed By: Vintage Investments, Inc. and Ronmin, L.L.P.



200804290172
Skagit County Auditor