

When recorded return to:

Frank Bell and Catherine Bell
4102 D Court
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A95728



200810290065
Skagit County Auditor

10/29/2008 Page 1 of 3 10:42AM

Statutory Warranty Deed

A95728E

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Wilmoor Development Corporation, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Frank William Bell, Trustee of the Pour-Over Trust of Frank William Bell dated September 22, 2000, as to an undivided one-half interest, and Catherine Irene Bell, Trustee of the Pour-Over Trust of Catherine Irene Bell dated September 22, 2000, as to an undivided one-half interest the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 25, Township 35, Range 1; SW SW (aka Lot 1 Short Plat No. ANA-98-008)

Tax Parcel Number(s): P116142, 350125-3-018-1000

Lot 1 of City of Anacortes Short Plat No. ANA 98-008, approved November 22, 1999, recorded December 2, 1999 under Auditor's File No. 9912020010, records of Skagit County; being a portion of the Southwest ¼ of the Southwest ¼ of Section 25, Township 35 North, Range 1 East, W.M..

(Said Short Plat is also known as "The Crest at 41st Short Plat")

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

Dated 10/20/2008

Wilmoor Development Corporation

By: Gregory J. Wilson, President

3530
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 29 2008

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By W. M. J. Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gregory J. Wilson
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
President of Wilmoor Development Corporation
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-24-08

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

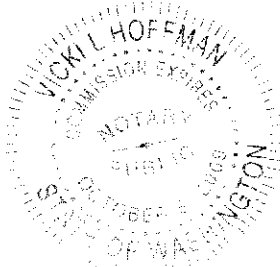


EXHIBIT A

EXCEPTIONS:

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

Short Plat No.: ANA 98-008
Recorded: December 2, 1999
Auditor's No.: 9912020010

Said matters include but are not limited to the following:

1. Water supply – City of Anacortes
2. Sewer disposal – City of Anacortes
3. All notes, utility easements and rights dedicated to the public, previously imposed by City regulations on Lot X "Plat of Parkside Division No. 2" are hereby eliminated in favor of the matters set forth on the face of this plat.
4. Utilities Easement – An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines 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 purposes 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. In addition a 20' sanitary sewer easement on Lot 3 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer together with the right to enter upon the lots and spaces at all times for the purposes herein stated.
5. Storm Water Detention Ponds and Storm Drainage System – The storm water detention pond, storm water drainage system and all drainage easements shown on the plat will remain the responsibility of the Homeowners for purposes of operation and maintenance.
6. City of Anacortes Short Plat Number ANA 98-008, Short Plat Conditions:
 - a. Surface water management controls shall be implemented to the City Engineer's specification/Ordinance #2441 and shall protect downstream property owners.
 - b. A silt fencing, erosion control and sedimentation plan shall be provided, constructed and maintained during the course of construction.
 - c. Connection to City water for the residential structures. The waterline shall be extended as required by the City Engineer. Payment pursuant to Latecomers Agreement for water shall be made when application is made for a building permit.
 - d. Fire flow and location of fire hydrants shall be addressed in a manner acceptable to the Fire Chief.



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- e. Connection to City sewer for all homes.
- f. Access and utility easements shall be clearly defined as to location and use and shall appear on the project drawing.
- g. The street name and the lot numbering and a house address system shall be established as provided by the City Building Department.
- h. Pavement width on 41st Street shall be extended to the curb/sidewalk. Sidewalks shall be constructed on both sides of the cul-de-sac and around the cul-de-sac.
- i. All utilities shall be constructed to City standards, all public utility easements shall be 20 feet in width, and all public utility easements shall be readily accessible after development.
- j. The dry well at the Southeast corner of the property shall be designed and constructed as required by the City Engineer.

7. Ten (10) foot utility easement affects exterior 10 feet of all lots abutting "D" Court

8. Twenty (20) foot sanitary sewer easement affects North 20 feet of Lot 3

9. Drainage easements as delineated – (See Subdivision Survey for full particulars)

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

Recorded:	November 12, 1999
Auditor's No.:	199911120011
Executed By:	Gregory J. Wilson, Secretary/Treasurer



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