

When recorded return to:

Mr. and Mrs. Paul J. Ferenz
5755 Langley Road
Langley, WA 98260

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A95851



200811260121
Skagit County Auditor

11/26/2008 Page 1 of 2 1:31PM

Statutory Warranty Deed

A95851E-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thomas F. Havig, an unmarried man for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Paul J. Ferenz and Barbara J. Ferenz, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 25, Township 35, Range 1; Ptn. NE NW (aka Lot 1, Short Plat No. ANA-98-006)

Tax Parcel Number(s): P114056, 350125-2-007-0300

Lot 1 of Anacortes Short Plat No. ANA-98-006 as approved December 1, 1998, and recorded December 14, 1998 in Volume 13 of Short Plats, page 191 and 192, under Auditor's File No. 9812140128, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northwest 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 heretoon.

Dated 11/20/2008

Thomas F. Havig
Thomas F. Havig

3865
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 26 2008

Amount Paid \$ 5620.90
By Skagit Co. Treasurer Deputy
[Signature]

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas F. Havig, 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: 11-20-08

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



EXHIBIT A

EXCEPTIONS:

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

Short Plat No.: ANA-98-006
Recorded: December 14, 1998
Auditor's No: 9812140128

Said matters include but are not limited to the following:

1. "...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Also, he further dedicates a 20.00 foot wide easement for sanitary sewer and its appurtenances..."
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - City of Anacortes
4. Water - City of Anacortes
5. The City of Anacortes will install water service to each lot at the time of application
6. The sanitary sewer easement shown hereon is for the joint maintenance of the existing 4" sanitary sewer lines, and is intended to be centered over said existing 4" line on its actual location.
7. A 10 foot easement for sanitary sewer.
8. Possible unrecorded easement for telephone line affecting the Southwest corner of Lot 1.



200811260121
Skagit County Auditor