



201004090063

Skagit County Auditor

4/9/2010 Page 1 of 2 1:29PM

When recorded return to:

Jacob Castle and Brooke Freeman
1313 Broadview Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A99180

Statutory Warranty Deed

A99180-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Shirley L. Hammel, Trustee of The Shirley L. Hammel Revocable Trust for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jacob Castle and Brooke Freeman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 52, "BROADVIEW ADDITION TO THE CITY OF ANACORTES"

Tax Parcel Number(s): P56966, 3777-000-052-0002

Lot 52, "BROADVIEW ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 7 of Plats, page 22, records of Skagit County, Washington.

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

Dated 3/25/2010

Shirley L. Hammel Revocable Trust

Shirley L. Hammel
By: Shirley L. Hammel, Trustee

943
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 09 2010

Amount Paid 4010.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shirley L. Hammel, 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: 3-25-10

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13

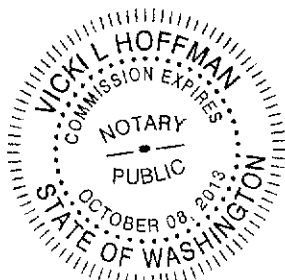


EXHIBIT A

EXCEPTIONS:

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

Dated: August 2, 1954
Recorded: September 17, 1954
Auditor's No: 506619
Executed By: Cornelius Meenan and Florence Meenan, husband and wife, and Modern Home Builders, Inc.

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

Plat/Subdivision Name: Broadview Addition to the City of Anacortes
Recorded: September 16, 1954
Auditor's No.: 506534, Volume 7 of Plats, page 22

Said matters include but are not limited to the following:

1. Right reserved in the Plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading thereof.
2. Fifteen (15) foot utility easement – Affecting Lots 61, 62, 13 and 14
3. Seven and one-half (7.5) foot utility easement – Affecting Lots 4, 5 and 7 through 13
4. Ten (10) foot utility easement – Affecting Lots 54, 55, 39 and 40
5. Ten (10) foot drain easement – Affecting Lots 50 and 51



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