



201006010189

Skagit County Auditor

6/1/2010 Page

1 of

2 3:59PM

When recorded return to:

James T. Hunter III and Cornelia S. Hunter  
P.O. Box 1056  
Anacortes, WA 98221

Recorded at the request of:

File Number: A99214

## Statutory Warranty Deed

A99214-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Theodore L. Jones and Deborah M. Jones, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James T. Hunter III and Cornelia S. Hunter, joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 8, "PLAT OF PLEASANT VIEW"

Tax Parcel Number(s): P122590, 4853-000-008-0000

Lot 8, "PLAT OF PLEASANT VIEW", according to the plat thereof recorded March 23, 2005 under Auditor's File No. 200503230134, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

James T. Hunter III  
James T. Hunter

Cornelia S. Hunter  
Cornelia S. Hunter

Dated 5/12/2010

1597  
COUNTY WASHINGTON  
Real Estate Excise Tax

Theodore L. Jones  
Theodore L. Jones

JUN 01 2010

Deborah M. Jones  
Deborah M. Jones

Amount Paid  
Skagit County Treasurer  
By: Dr Deputy

10,240.00

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Theodore L. Jones and Deborah M. Jones, 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: 5-19-10

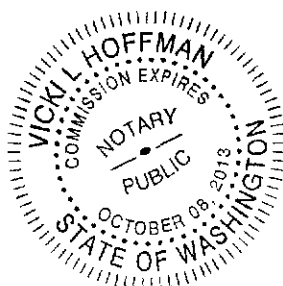
Vicki L Hoffman

Notary Public in and for the State of

Washington

Residing at Anacortes

My appointment expires: 10-8-13



# EXHIBIT A

## EXCEPTIONS:

### A. 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.



201006010189  
Skagit County Auditor