

When recorded return to:

Daniel Peel
5220 Maritime Court
Anacortes, WA 98221

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00258-10

Grantor: W Pat Knight
Grantee: Daniel Peel

Tax Parcel Number(s): 4812-000-016-0000 P120239

Abbreviated Legal:

LAND TITLE OF SKAGIT COUNTY
138226-5A

201012130169
Skagit County Auditor
12/13/2010 Page 1 of 4 3:43PM

Statutory Warranty Deed

THE GRANTOR W Pat Knight, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel Peel, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16, Spinnaker Cove Addition to Anacortes

Lot 16, Spinnaker Cove Addition to the City of Anacortes, as per plat recorded on April 10, 2003 under Auditor's File No. 200304100183, records of Skagit County, Washington.

SUBJECT TO SCHEDULE B-1 ATTACHED

Dated December 8, 2010

W Pat Knight
W Pat Knight

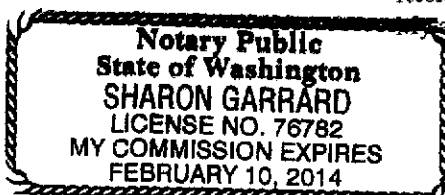
STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that W Pat Knight

is the person who appeared before me, and said person is acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 10, 2010

Sharon Garrard
Sharon Garrard
Notary Public in and for the State of Washington
Residing at: Oak Harbor
Appointment expires: 2/10/2014



Schedule "B-1"

138226-SA

EXCEPTIONS CONTINUED:

J. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Driveway and utilities
Area Affected:	Easterly 20 feet

K. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	5 foot path and 7 foot easement
Area Affected:	Southerly 5 feet and Southerly 7 feet

L. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Landscaping
Area Affected:	Northerly 20 feet



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EXCEPTIONS CONTINUED:

G. Private Road Easement

A road and utility easement across Lots 18 through 25 and Lot 29 as shown on the plat is hereby reserved to the City of Anacortes for access and egress on the 20' road as constructed on the plat. Access will include use by the Fire Department and Waste and Recycling collection. No parking will be allowed in designated parking spots. The utility easement is reserved for the purposes as described in the utility easement. Road maintenance will remain the responsibility of the Home Owners Association.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington corporation
Purpose:	One or more utility systems for purposes of transmission, distribution and sale electricity
Area Affected:	A right of way 10 feet in width with 5 feet on either side of the centerline of grantees facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee.
Dated:	November 14, 2002
Recorded:	December 21, 2002
Auditor's No.:	200211210177

I. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT AND RESERVATIONS CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated:	April 28, 2003
Recorded:	April 28, 2003
Auditor's No.:	200304280209
Executed By:	Spinnaker Cove, L.L.C., and Strandberg Construction, Inc.

AMENDMENT NO. 1 TO DECLARATION

Dated:	May 20, 2005
Recorded:	January 9, 2006
Auditor's No.:	200601090077

AMENDMENT NO. 2 TO DECLARATION

Dated:	May 6, 2010
Recorded:	September 7, 2010
Auditor's No.:	201009070256

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EXCEPTIONS:

- A. 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 AT&T 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 plot 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.
- B. 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 Home Owners Association.
- C. A utility easement is hereby reserved on and across Lots 18 through 25 and Lot 29 as shown on the plat for the same purposes as stated in A above.
- D. A 20' wide landscape easement is hereby reserved on and across Lots 16 through 23 as shown on the plat for use as a buffer as described in the CC&R's recorded with this Plat.
- E. A 20' wide common driveway easements being 10' on each side of the common property lines of Lots 2 & 3, 16 & 17, 18 & 19, 20 & 21 and 22 & 23 is hereby reserved as shown on the plat for use as a common driveway.
- F. Tract C – Native Growth Protection Easement:

Tract C located in the Northwest corner to the Plat shall be a Native Growth Protection Easement, except that 7' trail easement shall be provided through the Tract to create a walking path to Sunset Avenue. The remainder of the Tract shall be provided as a buffer or area left untouched with the following restrictions.**

**Said trail easement shall be established by direction of City of Anacortes and said easement shall follow the centerline of the constructed trail and shall be conveyed to the City of Anacortes.

- 1.) Hand removal on non-native exotic or adventitious plants.
- 2.) Hazard trees shall be identified with concurrence with the City Forest Lands Manager. Hazard trees removed or blown down may be placed by the City or the homeowner with 3' minimum appropriate native stock, which shall be maintained until able to survive without care.
- 3.) If the buffer has been degraded by previous site disturbances, the Forest Advisory board may approve a replanting plan using appropriate native stock. Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

LANDSCAPE TRACTS A & B

Tracts A & B as shown on the plat shall be reserved and maintained by the Spinnaker Cove Owners Association as stipulated in the CC&R's as recorded with this plat.



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