

When recorded return to:

Mr. Brian Hofferth and Ms. Elizabeth Ray
5503 Vale Street
Anacortes, WA 98221
80118-LMC



201101200090
Skagit County Auditor

1/20/2011 Page 1 of 2 12:00PM

LAND TITLE OF SKAGIT COUNTY
138642-0

Statutory Warranty Deed

THE GRANTOR Daniel L. Mendum and Kirsti M. Mendum, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian Hofferth and Elizabeth Ray, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

PARCEL "C"

THAT CERTAIN STRIP OF LAND DESIGNATED AS "RESERVED FOR FUTURE ROADWAY OR DEVELOPMENT", IN THE PLAT OF "BROOKS VIEW ADDITION," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 48 AND 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: MUNICIPAL ASSESSMENTS AND IMPACT FEES, IF ANY, LEVIED BY THE CITY OF ANACORTES; AND EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Tax Parcel Number(s): 4344-000-005-0002/P79612

Dated January 12, 2011

[Signature]
Daniel L. Mendum

[Signature]
Kirsti M. Mendum

STATE OF Washington }
COUNTY OF King Skagit } SS:



I certify that I know or have satisfactory evidence that Daniel L. Mendum and Kirsti M. Mendum

the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 18, 2011

[Signature]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 2-17-11

JAN 20 2011
Amount Paid \$ 67.30
By [Signature] Skagit Co. Treasurer Deputy

EXHIBTT "A"

A. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Know all men by these presents, that we, the undersigned owners of the land to be platted, do hereby declare this plat to be known as "BROOKS VIEW ADDITION", and do hereby dedicate to the public forever all streets, roads, and easements, except private and corporate roads, shown hereon as public highways, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said streets, roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

B. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

A non-exclusive easement is hereby reserved for, and granted to Puget Sound Power and Light Company and General Telephone Company and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated. Also subject to easements of record.

C. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Restrictive and protective covenants covering all lots are in accordance with Declaration of Protective Covenants as filed for record in Volume _____ of Deeds, page _____, records of Skagit County, Washington.



201101200090
Skagit County Auditor

1/20/2011 Page

2 of

2 12:00PM