

When recorded return to:
Chad Paul and Katharine Paul
3904 Sterling Place
Anacortes, WA 98221



201104280062
Skagit County Auditor

4/28/2011 Page 1 of 2 2:11PM

Recorded at the request of:

File Number: A101723

Statutory Warranty Deed

A101723-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert D. Jones and Lisa 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 Chad Paul and Katharine Paul, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

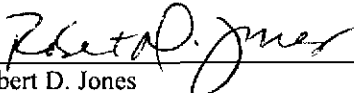
Lot 26, "STERLING PLACE"

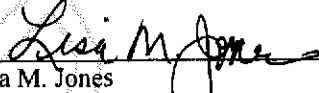
Tax Parcel Number(s): P107113, 4641-000-026-0005

Lot 26, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, 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

Dated 4/20/2011


Robert D. Jones


Lisa M. Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1244

APR 28 2011

Amount Paid \$ 5078.⁰⁰
By Skagit Co. Treasurer
Marn Deputy

STATE OF Oregon }
COUNTY OF Jefferson } SS:

I certify that I know or have satisfactory evidence that Robert D. Jones and Lisa M. Jones, the persons 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.

Date: 4.25.11

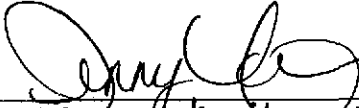

Printed Name: Jennifer E Faulconer
Notary Public in and for the State of Oregon
Residing at Culver, OR
My appointment expires: April 4, 2014



EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: May 13, 1994
Recorded: May 26, 1994
Auditor's No.: 9405260010
Purpose: Underground Electric System
Area Affected:

Easement No. 1: All street and road rights-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property, being parallel to and coincident with the boundaries of Sterling Place and 6th Street West, as designed, platted and/or constructed within the above described property.

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

Dated: January 31, 1995
Recorded: February 8, 1995
Auditor's No.: 9502080048
Executed by: Wilmoor Development Corporation, a Washington corporation

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

Plat/Subdivision Name: Sterling Place
Recorded: December 1, 1994
Auditor's No: 9412010072

Said matters include but are not limited to the following:

1. An easement is hereby granted to and reserved for the City of Anacortes, any power company, natural gas company, telephone company or cable television company and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, sewer and water service, drainage and cable television. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.
2. Twenty (20) foot access and utilities easement – affects Lots 22 – 25 and 28 – 33
3. Twenty (20) foot utility easement – affects Lots 21 and 22
4. Fifteen (15) foot private access and utility easement – affects Lot 20
5. Ten (10) foot drainage easement – affects Lots 1 - 4



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