



201302120081
Skagit County Auditor

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When recorded return to:
Brian K. Puskas
3813 Terrace Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A104963

Statutory Warranty Deed

THE GRANTOR Debra J. Otterstedt, Personal Representative of the Estate of Jean A. Christopherson, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian ~~K.~~^{*Keith} Puskas, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 7, Hillcrest Terrace Addn to Ana

GUARDIAN NORTHWEST TITLE CO.

A104963-2

Tax Parcel Number(s): P57522, 3797-000-007-0004

Tract 7, HILLCREST TERRACE ADDITION TO ANACORTES, WASHINGTON, as per plat recorded in Volume 7 of Plats, pages 81 and 82, 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 per Exhibit "A" attached hereto

Dated 2/06/2013

Estate of Jean A. Christopherson

Debra J. Otterstedt
By: Debra J. Otterstedt, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013475

FEB 12 2013

Amount Paid \$ 4811.⁰⁰
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Debra J. Otterstedt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Jean A. Christopherson, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-7-13

Vicki L Hoffman
Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

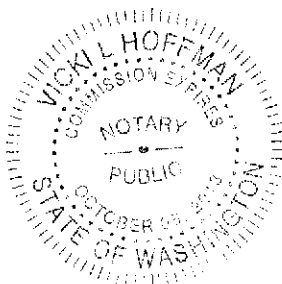


EXHIBIT A

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: October 1, 1956
Auditor's No.: 542256

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light
Recorded: August 11, 1959
Auditor's No.: August 25, 1959
Purpose: 584697
Area Affected: To construct, erect, alter, improve, repair, operate and maintain anchors
Area Affected: Not disclosed

Said easement contains covenants against blasting within 300 feet.

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

Name: Hillcrest Terrace Addn. to Anacortes
Recorded: February 18, 1958
Auditor's No.: 561941

D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Minot J. Nelson, et ux
Recorded: March 24, 1955
Auditor's No.: 515060
As Follows:

Provided, however, that no improvements and no horticultural growth over 5 feet in height shall be permitted on the above described property, reserving to the grantors herein named a perpetual easement for light, view and air, and the right to enter upon said property of this provision; and provided further, that the Grantee by acceptance of this instrument agrees not to construct any improvement or permit the existence of any horticultural growth over 5 feet in height on property hereinabove described.

E. Provisions for cost of construction and maintaining private roads as shown on the Plat of Stittwood Div. 1, as per plat recorded November 4, 1979 under Auditor's File No. 845414, said obligation affecting all lots served by said roads.



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F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Edward S. Martyr and Ruby Martyr, his wife
Recorded: August 22, 1973
Auditor's No.: 789799
As Follows:

The roof height of any building constructed on the above described property shall be approximately three (3) feet lower than existing roof on the adjoining house on Lot 6, but building height not to exceed existing roof line of building on Lot 6.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Recorded: April 8, 1976
Auditor's No. 832978
Purpose: Sanitary Sewer
Area Affected: Southwesterly 5 feet



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