

Skagit County Auditor 6/13/2013 Page

1 of

\$73.00 211:43AM

AFTER RECORDING MAIL TO: LouAnn Curtis 3602 West 8th Street Anacortes, WA 98221

STATUTORY WARRANTY DEED

GRANTOR, LouAnn Curtis, individually, and in her capacity as Personal Representative of the estate of Roger Curtis, whose address is 3602 West 8th Street, Anacortes, WA 98221, hereby conveys and warrants to

GRANTEE, LouAnn Curtis, an unmarried woman, whose address is 3602 West 8th Street, Anacortes, WA 98221,

THE FOLLOWING DESCRIBED REAL ESTATE situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein:

Lot 23, of the Survey of "CRANBERRY HEIGHTS, PHASE I," recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, being a portion of Lots 1, 2 and 3, Block 1116, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, pages 9 through 11, inclusive, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington

Subject to covenants and restrictions of record, including those shown on the attached SCHEDULE B.

Assessor's Tax Parcel Number P108723.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

JUN **13** 20

Amount Paid \$

STATE OF WASHINGTON)

: SS

County of Skagit

LouAnn Curtis

I certify that I know or have satisfactory evidence that LouAnn Curtis is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument. JEAN

Notary Public in and for the S

of Washington, residing at

My Commission Expires: /2 - /4

PUBLIC

EXCEPTIONS:

A. NOTES SHOWN ON SURVEY:

- 1. Zoning Residential Low Density (RL);
- 2. Water City of Anacortes;
- 3. Sewer City of Anacortes;
- 4. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station;
- 5. Basis of bearings North 69°22' East on the centerline of 5th St.;
- 6. Developer: Ed Hawkings, P. O. Box 292, Burlington, WA 98233.
- 7. These portions of the lots are hereby dedicated to the city;
- 8. These portions of the existing streets and alleys will be part of the Lots as shown upon completion of a future action to vacate same.
- 9. The utilities easements are shown hereon for the purposes of giving the location of easements that have been or will be granted;
- 10. The purpose of this survey is to show the results of the combining of the original platted lots, the survey thereof, the proposed adjustments to the streets and alleys, and the locations of the proposed utility easements.
- B. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRANBERRY HEIGHTS:

Recorded:

February 15, 1996

Auditor's No.:

9602150082

(Copy attached)

C. EASEMENT AS SHOWN ON SURVEY AND THE TERMS AND CONDITIONS THEREOF:

Purpose:

Utilities

Area Affected:

Frontage 10 feet

Recorded:

Volume 18 of Surveys, pages 26 and 27