

AFTER RECORDING MAIL TO:
Stanley B. Stewart
3801 Terrace Drive
Anacortes, WA 98221



200406280006
Skagit County Auditor

6/28/2004 Page 1 of 2 8:46AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112357-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): The Moen Family Trust
Grantee(s): Stanley B. Stewart
Abbreviated Legal: Lot 1, Hillcrest Terrace Add.
Assessor's Tax Parcel Number(s): P57514/3797-000-001-0000

THE GRANTOR Marguerite M. Moen, Successor Trustee of The Moen Family Trust* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stanley B Stewart, as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "HILLCREST TERRACE ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 7, pages 81 and 82, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

*dated January 22, 1992 and amended
February 4, 1998

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated June 18, 2004

3267
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

The Moen Family Trust

Marguerite M. Moen Trustee
By: Marguerite M. Moen, Trustee

JUN 28 2004

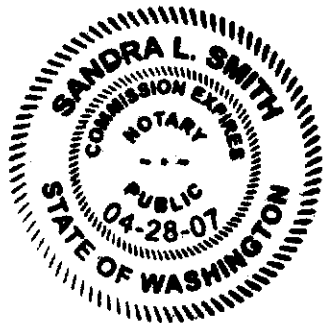
Amount Paid \$ 8360.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Marguerite M. Moen signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Successor Trustee of The Moen Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/24/04

Sandi Smith
Notary Public in and for the State of Washington
Residing at Decatur Island
My appointment expires: 4/28/2007



EXCEPTIONS:

A. COVENANTS CONTAINED IN DEED:

Recorded: July 18, 1958
Auditor's No.: 568028
As Follows:

"Provided, however, that no improvements and no horticultural growth over five 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 for the removal of any improvements or growths permitted in violation of this provision; and provided further that the grantee by acceptance of this instrument agrees not to construct any improvements or permit the existence of any horticultural growth over five feet in height on property owned by the grantee within twenty feet of the boundaries of the property hereinabove described."

Subject further, however, to terms, conditions and acceptance of a possible unrecorded power line easement in favor of Puget Sound Power and Light Company, a corporation, which indicates poles and wires are within the West forty (40) feet, more or less, of the property hereinbefore described



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