

AFTER RECORDING MAIL TO:
Don P. Riley
4608 Camano Place
Anacortes, WA 98221



200412030016
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114009-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Edwin J. Storme
Grantee(s): Don P. Riley and Susan H. Riley
Abbreviated Legal: Lot 161, Clearidge Div. II.
Assessor's Tax Parcel Number(s): P82614/4449-000-161-0006

THE GRANTOR Edwin J. Storme, an unmarried person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Don P. Riley and Susan H. Riley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.
Lot 161, "CLEARIDGE DIV. II," as per plat recorded in Volume 13 of Plats, pages 57, 58 and 59, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated December 1, 2004

Edwin J. Storme
Edwin J. Storme

#6485
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2004

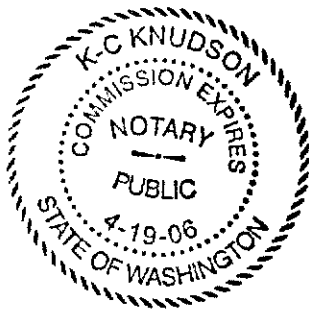
Amount Paid \$ 5518.00
Skagit Co. Treasurer
by PA Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edwin J. Storme
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: December 2, 2004

Ke. Knudson



Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: 4-19-06

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.**

Declaration Dated: April 26, 1982
Recorded: April 27, 1982
Auditor's No.: 8204270057
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas and Ruth M. Thomas, Glen Thomas and Rose Thomas

- B. Aviation Easements in favor of the Port of Anacortes providing for a perpetual easement and right of way for the free and unobstructed passage of aircraft in and through the air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.**

- C. Easement provisions set forth on the face of said Plat, as follows:**

"An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building."

- D. Provision set forth in the Dedication of said Plat for the right to make all necessary slopes for cuts and fills, upon the lots in the original reasonable grading of the roads, streets and alleys shown on said Plat.**



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