

AFTER RECORDING MAIL TO:
Mr. and Mrs. David Wilder
1617 39th Street
Anacortes, WA 98221



200506100189
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84856

Statutory Warranty Deed

Grantor(s): Harold Kozera and Barbara Kozera
Grantee(s): David Wilder and Susan Clay
Assessor's Tax Parcel Number(s): 4737-000-023-0000, P115947

FIRST AMERICAN TITLE CO.
A84856-1

THE GRANTOR Harold Kozera and Barbara Kozera, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Wilder and Susan Clay, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 23, "PLAT OF ROSEWIND SUBDIVISION", according the plat thereof recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: June 8, 2005

Harold Kozera
Harold Kozera

Barbara Kozera
Barbara Kozera

2989
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

JUN 28 2005

Amount Paid \$ 4450.00
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Harold Kozera and Barbara Kozera, the persons 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.

Date: JUNE 9, 2005

Tamara A Satko

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07



A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded In: Skagit County, Washington
Auditor's No.: 554700
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A portion of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Cascade Natural Gas Corporation
Recorded : October 19, 1967
Auditor's No.: 705887

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

Dated: February 2, 2000
Recorded: February 2, 2000
Auditor's No: 200002020090
Executed by: Gary D. McCormick and Aina McCormick, husband and wife; and Vintage Investments, Inc.

Said covenants were amended by Auditor's File No. 200010060079.

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

Plat/Subdivision Name: Rosewind Subdivision
Recorded: September 30, 1999
Auditor's No: 9909300131

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company and TCI Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

Together with the 6' on the Easterly boundary.



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2. A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "A" including a 15' easement on Lots 16, 19 and 20 measured from the wetland boundary as shown on the plat drawing for the beneficial interest in the land within the easement.

This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of developmental activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

3. Tract "B" is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes.

4. The right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

5. Water Supply - City of Anacortes

6. Sewer Disposal - City of Anacortes

7. An easement for utility and fire access affecting Lots 21 and 26.

8. An easement for utilities affecting a 20 foot strip in Lot 8.

9. An easement for storm drainage affecting Lots 19 and 20.

10. An easement for fence affecting Lots 1 - 3.



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