

When recorded return to:

Mia Steinberger, Susan Ellingson, John Harcharik  
3911 V Anenue  
Anacortes, WA 98221



200708100139  
Skagit County Auditor

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Recorded at the request of:  
First American Title  
File Number: A92343

**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.  
A92343E-1

THE GRANTOR Frank H. Durksen, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mia A. Steinberger, an unmarried woman, Susan J. Ellingson, an unmarried woman and John Harcharik, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Lots 11 and 12, "HILLCREST TERRACE ADDITION TO ANACORTES"

Tax Parcel Number(s): P57527, 3797-000-012-0007

That portion of Lots 11 and 12, "HILLCREST TERRACE ADDITION TO ANACORTES", as per plat recorded in Volume 7 of Plats, pages 81 and 82, records of Skagit County, Washington, lying Westerly of the following described line:

Beginning at a point that lies South 89°25' West 101.05 feet along the North lines of said Lots 11 and 12 from the Northeast corner of Lot 11; thence South 21°44'01" East a distance of 79.29 feet; thence South 70°39'45" West a distance of 8.08 feet; thence South 21°36'15" East a distance of 59.43 feet to the South line of said Lot 11 and the terminus of this line description.

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

Dated August 6, 2007

\_\_\_\_\_  
Frank H. Durksen

3808  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 10 2007

Amount Paid \$ 8,887.20  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Frank H. Durksen, 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: 8-7-07



\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-07

**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED**

Executed by: Minot J. Nelson, et ux, et al  
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.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

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

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

Recorded: February 7, 2001, October 17, 2001 and March 15, 2005  
Auditor's No.: 200102070048, 200110170059 and 200503140179  
Affects: Subject property and other property

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Frank H. Durksen  
Dated: November 3, 2005 and November 8, 2005  
Recorded: November 4, 2005 and November 10, 2005  
Auditor's No.: 200511040147 and 200511100065  
Purpose: Ingress and egress over and upon existing driveway  
Area Affected: Subject property and other property

