

When recorded return to:

Gary P. Roberts
3708 Birch Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A95973



200901140048
Skagit County Auditor

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3

Statutory Warranty Deed

A95973-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Philip W. Gere Sr., as Successor Trustee of the Clarence L. Gere, Jr. Family Revocable Trust u/a/d June 3, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gary P. Roberts, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Tract 14, "SUNSET WEST"

Tax Parcel Number(s): P69932, 4028-000-014-0004

Tract 14, "SUNSET WEST", according to the plat thereof recorded in Volume 9 of Plats, page 98, records of Skagit County, Washington.

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

Dated 1/05/2009

Clarence L. Gere Jr. Family Revocable Trust u/a/d
June 3, 2002

By: Philip W. Gere, Sr., Successor Trustee

#100
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

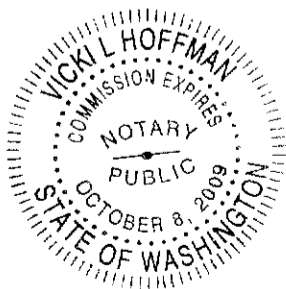
JAN 14 2009

Amount Paid \$ 5612.00
Skagit Co: Treasurer
By Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Philip W. Gere, Sr.
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Successor Trustee
of Clarence L. Gere, Sr., Trustee to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 1-7-09



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Sunset West
Recorded: July 14, 1970
Auditor's No: 741152

Said matters include but are not limited to the following:

1. Dedication of Roads
2. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Waterline Easement affecting Lot 36
4. Building Setback line affecting Lots 1-6
5. Well Easement affecting Lots 18 & 19
6. Well Protection Zone affecting Lots 17-20
7. Drainage easement affecting Lots 27 and 28

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

Dated: June 8, 1970
Recorded: July 14, 1970
Auditor's No: 741153
Executed by: Norrie Estvold, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 3, 1981
Recorded: May 4, 1981
Auditor's No: 8105040001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 3, 1991
Recorded: April 24, 1992
Auditor's No: 9204240030

Amendment to Protective Covenants, recorded October 9, 2003, under Skagit County Auditor's File No. 200310090104.



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C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 5, 1971
Recorded: May 25, 1971
Auditor's No: 753131
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: Includes other property



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