

When recorded return to:  
Terrence O. Clifford  
3605 Malland Court  
Anacortes, WA 98221



201103170045  
Skagit County Auditor  
3/17/2011 Page 1 of 4 1:39PM

Recorded at the request of:  
File Number: A101335

**Statutory Warranty Deed**

**A101335**  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTORS Matthew K. Koegel and Lindsey J. Koegel, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Terrence O. Clifford, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 6, "MALLAND MEADOWS PLAT"

Tax Parcel Number(s): P118711, 4787-000-006-0000

Lot 6, "MALLAND MEADOWS PLAT", according to the plat thereof, recorded under Auditor's File No. 200112260185, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 3/01/2011

Matthew K. Koegel  
Matthew K. Koegel

Lindsey J. Koegel  
Lindsey J. Koegel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 752  
MAR 17 2011

STATE OF Washington  
COUNTY OF Skagit

SS:

Amount Paid \$ 4984.55  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Matthew K. Koegel and Lindsey J. Koegel, 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: 3-2-11

Vicki L Hoffman  
Printed Name: Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2013

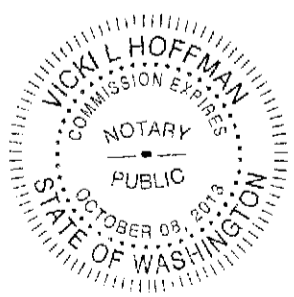


EXHIBIT "A"

**EXCEPTIONS:**

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

Plat/Subdivision Name: Malland Meadows Plat  
Recorded: December 26, 2001  
Auditor's No: 200112260185

Said matters include but are not limited to the following:

**1. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:**

- a. Assessor's Account No. 350125-0-126-0200, 350125-0-126-0016.
- b. Description and exception information is from Island Title Company of Skagit County SA-20061, dated August 30, 2001.
- c. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Island Title Company Report reference under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 519592. Deeds of trust are recorded under Auditors File Numbers 200108090128, 200108090129, 200108090130 and 200108100331.
- d. Water Supply - City of Anacortes
- e. Sewer Disposal - City of Anacortes

2. A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for across Lot 14 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 development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

3. A pedestrian, utility and fire access easement for the purposes of pedestrian, utilities and fire truck access is hereby reserved and conveyed to the City of Anacortes across Lots 8, 9 and 10 as shown on the Plat.



201103170045  
Skagit County Auditor

4. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Power & Light Company, Verizon Telephone Company, Cascade Natural Gas Company, and AT&T 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.

5. In addition to the above utility easement, a Storm Drainage easement is hereby reserved for and conveyed to the City of Anacortes upon the exterior twenty (20) feet of the rear boundary or eastern boundary of Lots 1, 2, 3, 4, 5, 6, and 7 in which to construct, operate, maintain, repair, replace and enlarge underground pipes for the purpose of serving this subdivision and other property with storm drainage purposes. The storm drain system of 4", 6" and 8" pipes providing lot drainage for lots 1-7, located within this easement, is a private storm drain system to be maintained and operated by lots 1-7.

6. Also a utility and access easement shall be provided in and across lots 8, 9, and 10 as shown on the plat drawing is hereby reserved and conveyed to the City of Anacortes.

Finally a utility and access easement shall be provided in and across lot 14 as shown on the plat drawing is hereby reserved and conveyed to the City of Anacortes.

7. 20' access utility easement affecting a portion of the premises.

8. 10' utility easement affecting a portion of the premises.

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

Grantee:	Puget Sound Energy, Inc.
Dated:	December 19, 2001
Recorded:	December 26, 2001
Auditor's No:	200112260203
Purpose:	"...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:	As Follows:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driving surfaces shall be located within a 5 foot perimeter of all of grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.



201103170045  
Skagit County Auditor

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes, a municipal corporation  
And: CC&R Development LLC  
Dated: December 6, 2001  
Recorded: January 2, 2002  
Auditor's No: 200201020077  
Regarding: An 8" water line extension, street  
improvements and sidewalks

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

Dated: January 14, 2002  
Recorded: January 14, 2002  
Auditor's No: 200201140186  
Executed by: J. Phillip Rhodes for CCR Development



201103170045  
Skagit County Auditor