UNOFFICIAL DOCUMENT

When recorded return to:

Philip A. Steffen
1314 27th Street
Anacortes, WA 98221

200612120159
Skagit County Auditor
12/12/2006 Page 1 of 2 3:29PM

Recorded at the request of:
First American Title
File Number: A89918

Statutory Warranty Deed

THE GRANTOR Tanya C. Fullmer, Personal Representative of the Estate of Carlbert M. Mier, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Philip A. Steffen, an unmarried man** the following described real estate, situated in the County of **Skagit**, State of **Washington**

FIRST AMERICAN TITLE CO.
A89918E-1

Abbreviated Legal:
Lot 7, "REPLAT OF LOTS 25 – 48, VIEW ACRES ADDITION TO ANACORTES, WASH."

Tax Parcel Number(s): **P60547, 3836-000-007-0007**

Tract 7, "REPLAT OF LOTS 25 – 48, VIEW ACRES ADDITION TO ANACORTES, WASH.", as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington.

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

Dated **December 1, 2006**

#6260
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 12 2006
Amount Paid $ 4437.20
Skagit Co. Treasurer
By Deputy

Estate of Carlbert Mier, deceased

Tanya C. Fullmer (PR)
By: Tanya C. Fullmer, Personal Representative

STATE OF Washington }
County of **Skagit**, **SS:**

I certify that I know or have satisfactory evidence that Tanya C. Fullmer signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Carlbert M. Mier, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12-4-06

VICKI L HOFFMAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES OCTOBER 8, 2009

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

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:

Declaration Dated:	March 31, 1955
Recorded:	April 7, 1955
Auditor's No.	515877
Executed By:	George Moosey and Janet M. Moosey, husband and wife, and J. A. Maillian, Jr. and Elizabeth I. Maillian, husband and wife

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

Plat/Subdivision Name:	Replat of Lots 25-48, View Acres Addition to Anacortes, Washington
Recorded:	May 22, 1958
Auditor's No:	565615

Said matters include but are not limited to the following:

1. Right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on the plat in the reasonable original grading of all streets shown thereon; also the right to drain said streets over and across any lot or lots in the plat where water might take a natural course after the street is graded, as contained in the dedication of the plat;

2. Easement for utility purposes over and across the South 5 feet of Lots 1-6, as delineated on the face of said plat;

C. Easement for right-of-way for sewer line over and across Tracts 5, 6, 7 and 8 and other property, as granted to the public by instruments dated February 28, 1955, filed March 8, 1995 as Auditor's File No. 314258.

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