

AFTER RECORDING MAIL TO:

GARY D. McCORMICK
15211 123rd Ave S.E.
Snohomish, WA 98290

199907300020

Kathy Hill, Skagit County Auditor
7/30/1999 Page 1 of 3 10:19:53AM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990285

Statutory Warranty Deed

Grantor(s): STU J. METCALFE, TERESA L. GRAGE FIRST AMERICAN TITLE CO.
Grantee(s): GARY D. McCORMICK, AINA McCORMICK 59522
Abbreviated Legal: LOTS 7, "METCALFE MEADOWS", records of SKAGIT County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4706-000-007-0000 (R113065)

THE GRANTOR STU J. METCALFE, also known as STEWART J. METCALFE and
TERESA L. GRAGE, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to GARY D. McCORMICK and AINA McCORMICK, husband and
wife
the following described real estate, situated in the County of SKAGIT, State of Washington:
LOT 7, "PLAT OF METCALFE MEADOWS", AS PER PLAT RECORDED IN VOLUME 16 OF
PLATS, PAGE 204, RECORDS OF SKAGIT COUNTY, WASHINGTON.

30087
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 30 1999

Dated this 26th day of July, 1999

By [Signature]
STU J. METCALFE

By [Signature]
Amount Paid \$ 535.50
Skagit County Treasurer
By: [Signature] Deputy

By [Signature]
TERESA L. GRAGE

By _____

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that STU J. METCALFE & TERESA L.
GRAGE

are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: July 27th, 1999

[Signature]
CARRIE HUFFER
Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON
My appointment expires: DECEMBER 31, 1999



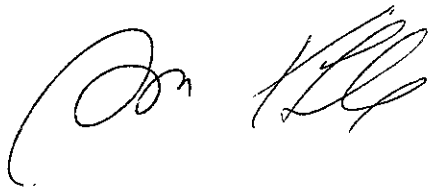
Order No. 59522

SCHEDULE "B-1"

EXCEPTIONS:

- A. Terms and conditions of City of Sedro Woolley Certificate for Ordinance recorded November 10, 1994, under Auditor's File No. 9411100032.
- B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:
1. Water - Public Utility District No. 1 of Skagit County
 2. Sewer - City of Sedro Woolley
 3. Zoning - SF1
 4. Total Area of Plat - 8.41 Acres
 5. This Survey was accomplished by field traverse using:
2 second digital electronic total station
- C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

"An easement is hereby granted to the City of Sedro Woolley, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns over, under and through the front 10 feet of all lots adjoining Alexander Street and other utility easements shown hereon in which to construct, maintain, and operate utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted, grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easements areas and not to interfere with, obstruct or endanger the use of the easement."



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SCHEDULE "B-1" Continued

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

"Know all men by these presents that Stu J. Metcalfe and Teresa L. Metcalfe, husband and wife and Washington Federal Savings, owners in the fee simple or contract purchaser and mortgage holder or lien holder of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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.

E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:
Affects:

Utility Easement
Exterior 10 feet abutting cul-de-sac
Marshall Avenue



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