



199910220092

Kathy Hill, Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name DONALD M. CHASTAIN

Address 5079 AERIE LANE

City, State, Zip SEDRO WOOLEY, WA 98284

LAND TITLE COMPANY OF SKAGIT COUNTY

P-91265

Statutory Warranty Deed

THE GRANTOR EDWARD G. TURNER and LUCY M. TURNER, Husband and Wife for and in consideration of \$10.00 and other good and valuable considerations in hand paid, conveys and warrants to DONALD M. CHASTAIN, A Single Man, as his separate estate the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 34, EAGLE VALLEY P.U.D., AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 181 THROUGH 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, ETC. OF RECORD AS REFERENCED IN EXHIBIT "A" AS ATTACHED HERETO AND MADE A PART HEREOF.

32080
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 22 1999

Amount Paid \$ 1,744.20
Skagit County Treasurer
By: *DC* Deputy

Assessor's Property Tax Parcel Account Number(s): 4632-000-034-0003

Dated this 15TH day of OCTOBER, 1999

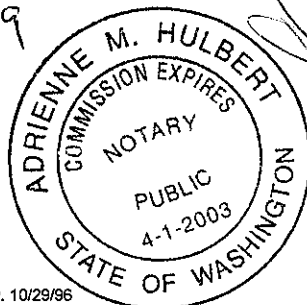
Edward G. Turner 10-19-99
EDWARD G. TURNER

Lucy M. Turner 10-19-99
LUCY M. TURNER

STATE OF WASHINGTON
COUNTY OF *Snohomish* } ss

I certify that I know or have satisfactory evidence that EDWARD G. TURNER and LUCY M. TURNER are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *10/19/99*



Adrienne M. Hulbert
Notary Public in and for the State of Washington
Residing at *Everett*
My appointment expires: *4/1/2003*

EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Dated: June 26, 1963
Recorded: July 8, 1963
Auditor's No.: 638054
Purpose: A perpetual easement and right to enter and erect, maintain, etc., one or more line(s) of electric power transmission structures, etc., together with road right of way to maintain said right of way
Area Affected: A strip of land 137.5 feet wide lying on Westerly side of and adjoining the existing 125 foot right of way, disclosed by instrument recorded under Auditor's File No. 392629, and road right of way lies within a 14 foot strip of land, more or less, the exact location of which is not disclosed on the record, includes rights to top, limb or fell danger trees
(Affects Lots 22 through 35, inclusive, and Tract "D")

Said easement has been amended by documents recorded under Auditor's File Nos. 9411150063 and 9412220086.

B. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: United States of America
Dated: November 6, 1973
Recorded: November 12, 1973
Auditor's No.: 793250
Purpose: Road purposes
Area Affected: A 20 foot wide strip of land
(Affects Lots 8, 11, 12, 13, 14, 16, 17, 25, 26 and Tract "D")

According to the face of the plat, said easement is to be relocated to affect Tracts 33 and 34.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: July 18, 1994
Recorded: July 21, 1994
Auditor's No.: 9407210002
Executed By: Kendall D. Gentry and Nancy F. Gentry

FIRST AMENDMENT TO DECLARATION FOR EAGLE VALLEY P.U.D.

Dated: November 13, 1997
Recorded: November 14, 1997
Auditor's No.: 9711140045

D. 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 undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

E. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Skagit County, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp. and T.V. Cable and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

F. EASEMENT SHOWN ON PLAT:

For: Drainage
Affects: Easterly 10 feet and Southerly 10 feet



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