

UNRECORDED



199911220056  
Kathy Hill, Skagit County Auditor  
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**After Recording Mail to:**

Name STILES & STILES, INC., P.S.  
Address: P. O. Box 228  
City/State: Sedro-Woolley, WA 98284

Grantor(s): WILLIAM A. STILES JR. and BETTY-M. STILES  
Grantee(s): DAN H. NOGGLE and ANN L. NOGGLE  
Legal: Lot 6 Plat of "Avery Lane"

3258Z  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

NOV 22 1999

Tax Parcel # 4731-000-006-0000 (R114997)

Amount Paid \$ 841.50  
Skagit Co. Treasurer  
By Deputy

\*\*\*\*\*

*[Signature]*

**STATUTORY WARRANTY DEED**

THE WILLIAM A. STILES JR. and BETTY M. STILES, husband and wife, for and in valuable consideration in hand paid, conveys and warrants to DAN H. NOGGLE and ANN L. NOGGLE, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, "PLAT OF AVERY LANE", as per plat recorded in Volume 17 of Plats, pages 62 through 64, inclusive, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for road and utilities, over and across Tract "A" (Corporate Road) and Avery Lane as shown on the face of the plat.

Subject to exceptions as set forth in schedule B-1 under Land Title Insurance #P-91525 attached hereto.

Situate in the County of Skagit, State of Washington.

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Dated November 20, 1999.

William A. Stiles Jr.  
William A. Stiles Jr. (individual)

By: \_\_\_\_\_  
(President)

Betty M. Stiles  
Betty M. Stiles (individual)

By: \_\_\_\_\_  
(Secretary)

STATE OF WASHINGTON )  
) ss.  
COUNTY OF SKAGIT )

STATE OF WASHINGTON )  
) ss.  
COUNTY OF \_\_\_\_\_ )

On this day personally appeared before me  
William A. Stiles Jr. and Betty M. Stiles

On this \_\_\_\_\_ day of \_\_\_\_\_, 1998,  
before me, the undersigned, a Notary Public in and for the  
State of Washington, duly commissioned and sworn,

To me known to be the individual(s) described in  
And who executed the within and foregoing  
Instrument, and acknowledged that they signed  
The same as their Free and voluntary act and deed  
for the uses and Purposes therein mentioned.

personally appeared \_\_\_\_\_ to me known  
to be the President and Secretary, respectfully, of \_\_\_\_\_  
The Corporation that executed the foregoing instrument and  
acknowledged the said instrument to be the free and voluntary act  
and deed of said corporation, for the uses and purposes therein  
Mentioned, and on oath stated that they authorized to execute the  
Said instrument, and that the seal affixed is the corporate seal of  
said corporation.

GIVEN under my hand and official seal  
This 20 day of November, 1999.

Witness my hand and official seal hereto affixed the day  
and year first above written.

Burck D. Stiles  
Notary Public in and for the State of Washington  
Residing at: Sedro Woolley  
Commission Expires: 6-20-2002

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Avery Lane Community Association, a non-profit Washington Corporation  
 Purpose: For the ingress, egress, road, drainage and utilities  
 Area Affected: Avery Lane  
 Dated: October 21, 1985  
 Recorded: October 22, 1985  
 Auditor's No.: 8510220044

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
 Purpose: An underground electric transmission and/or distribution system  
 Area Affected: 60 foot wide private road known as Avery Lane (including cul-de-sac) as shown on Exhibit "A" attached  
 Dated: December 27, 1985  
 Recorded: January 20, 1986  
 Auditor's No.: 8601200034

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington Corporation  
 Purpose: An underground electric transmission and/or distribution system  
 Area Affected: Avery Lane and Avery Court  
 Recorded: April 4, 1994  
 Auditor's No.: 9404040156

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Eric Ralph Johnson and Julie Marie Johnson, husband and wife  
 Purpose: Ingress, egress and utility  
 Area Affected: Avery Lane and Avery Court  
 Dated: August 9, 1994  
 Recorded: August 17, 1994  
 Auditor's No.: 9408170047

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Brian L. Stiles and Dianne K. Stiles, husband and wife and James Falconer and Nancy Falconer, husband and wife  
 Purpose: For ingress, egress and utilities  
 Area Affected: Avery Lane (formerly known as Avery Court)  
 Dated: October 4, 1994  
 Recorded: October 14, 1994  
 Auditor's No.: 9410140120

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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: C. Wesley Richards and Jeanie M. Richards, husband and wife  
 Purpose: Ingress, egress and utility  
 Area Affected: Avery Lane and/or Avery Court  
 Dated: December 21, 1994  
 Recorded: January 19, 1995  
 Auditor's No.: 9501190025

G. TERMS AND CONDITIONS OF ARTICLES OF INCORPORATION FOR AVERY LANE COMMUNITY ASSOCIATION:

Recorded: February 8, 1996  
 Auditor's No.: 9602080032

H. Dedication shown on face of the Plat, as follows:

"...rights 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 or lots, where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways 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 Harper Road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all of the owners of the lots in the plat and/or any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held, in the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the board of County Commissioners to include these roads, streets and/or alley in the road systems, said petitioner shall be obligated to bring the same to the county road standards in all respects prior to acceptance by the county.

Additionally, we hereby dedicate open space Tract E and the recreational trail system shown to the Avery Lane Community Association.

- Continued -



EXCEPTIONS CONTINUED:

I. Utility Easement shown on the face of plat, as follows:

"An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Northland Cable TV, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of 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 with necessary or convenient underground or groundmounted 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."

J. Notes shown on the Plat, as follows:

1. Road maintenance Agreement is recorded under Auditor's File No. 9905110006;
2. Zoning - Residential (R);
3. Water - Avery Lane Community Association;
4. Sewer - Avery lane Community Association;
5. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District;
6. Change in location of access, may necessitate a change of address, contact Skagit County Permit Center.
7. Reserve land Tracts C, D, and F are set aside for future development as permitted by local, county, and state laws, ordinances and regulations.
8. Voluntary park impact fees of \$100.00 per lot shall be paid to the Skagit County Parks Department upon sale of each lot, except Lot 3.
9. For additional information regarding protected critical area easement affecting designated wetlands and geologically hazardous area - steep.

- Continued -



Schedule "B-1"

P-91525

EXCEPTIONS CONTINUED:

*W.S. Stiles*

K. DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS OF AVERY LANE  
PLANNED UNIT DEVELOPMENT PL #97-0201, AS FOLLOWS:

Executed By: William A. Stiles, Jr., et ux  
Recorded: May 11, 1999  
Auditor's No.: 9905110006

LTC-SC-2



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