

AFTER RECORDING MAIL TO:
DONALD P. CHRISTIANSEN
504 MARSHALL AVE.
SEDRO WOOLLEY, WA 98284



Kathy Hill, Skagit County Auditor
11/23/1999 Page 1 of 3 1:08:54PM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: 04-990036-CH

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

60814-1

Grantor(s): GARY D. McCORMICK, AINA McCORMICK
Grantee(s): DONALD P. CHRISTIANSEN
Abbreviated Legal: LOT 7 PLAT OF METCALFE MEADOWS, SKAGIT COUNTY, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4706-000-007-0000 (R113065)

THE GRANTOR GARY D. McCORMICK and AINA McCORMICK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DONALD P. CHRISTIANSEN, a single person 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.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

32613

NOV 23 1999

Dated this 23rd day of November, 1999

By GARY D. McCORMICK
GARY D. McCORMICK

Amount Paid \$2,003.54
By Skagit Co. Treasurer
By [Signature] Deputy

By AINA McCORMICK
AINA McCORMICK

STATE OF WASHINGTON
County of SKAGIT

SS: [Signature]

On this 23rd day of November, 1999 before me personally appeared GARY D. McCORMICK

_____, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for AINA McCORMICK

and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12-31-99



Order No. 60814

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."

[Handwritten Signature]



199911230055

Kathy Hill, Skagit County Auditor

Order No. 60814

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

