

AFTER RECORDING MAIL TO:  
Kimberlee A. Raymond and Shon F. Raymond  
901 Alderwood Lane  
Sedro Woolley, WA 98284



199911240018

Kathy Hill, Skagit County Auditor  
11/24/1999 Page 1 of 3 10:05:58AM

Filed for Record at Request of  
Norwest Escrow Company  
Escrow Number: 04-990051-CH

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

P91670

Grantor(s): David B. Willer and Debra Bottles Willer  
Grantee(s): Kimberlee A. Raymond and Shon F. Raymond

Abbreviated Legal: Lot(s) 1 Plat of Alder Ridge Division I Volume 13 Page(s) 27  
Assessor's Tax Parcel Number(s): 4432-000-001-0009 P82149

THE GRANTOR David B. Willer and Debra Bottles Willer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberlee A. Raymond, a single person and Shon F. Raymond, a single person as joint tenants with right of survivorship and not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington

Lot(s) 1 Plat of Alder Ridge Division I, as per plat recorded in Volume 13 of plats, Page(s) 27, records of Skagit County, Washington.  
Situated in the city of Sedro-Woolley, County of Skagit, State of Washington

SUBJECT TO: Schedule B-001, attached hereto, and by this reference made a part hereof.  
The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common.

Accepted and Approved: Kimberlee A. Raymond Shon F. Raymond

Dated: November 22, 1999

David B. Willer 3263a Debra Bottles Willer  
David B. Willer Real Estate Excise Tax Debra Bottles Willer  
PAID

NOV 24 1999

Amount Paid \$ 2,140.97  
By: DC Skagit County Treasurer Depute  
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that David B. Willer & Debra Bottles Willer 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: November 23<sup>rd</sup>, 1999

Carrie Huffer

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12-31-1999



Schedule "B-1"

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EXCEPTIONS:

A. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN DEED:

From: Puget Mill Company  
Recorded: November 6, 1912  
Auditor's No.: 96309  
As Follows:

Reserving however unto the said mill Company all metals, minerals, oils, gases and fossils of every name and nature which may be in or upon the above described premises, and the right to enter the premises or any part thereof for the purpose of prospecting, mining, or for any purposes incidental to the extracting of any of the above metals, minerals, oils, gases and fossils from the said premises provided however, said party of the second part, his heirs and assigns, and administrators, shall be reasonably compensated for all damage done to the surface and soil of said land and the improvements thereon.

B. Provision set forth in the dedication of the Plat of Alder Ridge Div. I, as follows:

"The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

C. Utility easement as shown on the face of the Plat of Alder Ridge, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns, under and upon the exterior ten 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 time for purpose stated.

D. Covenants, conditions and restrictions in declaration of restrictions:

Recorded: March 2, 1983  
Auditor's No.: 8303020011

- Continued -

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*DW*



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

E. Provision set forth on the face of the Plat of Alder Ridge, as follows:

1. The 100 foot easement to Puget Power as shown hereon was requested by Puget Power during the preliminary plat approval process and subsequently required by the City of Sedro-Woolley as part of the preliminary plat approval.
2. The temporary cul-de-sac shown hereon may be removed during the construction of subsequent divisions of the Plat of Alder Ridge.
3. Tracts A, B and C as shown are not for building purposes. They are created as private accesses to the adjacent property to the South.

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: P.U.D. No. 1  
Area Affected: Westerly 20 feet of Lot 1

*DBW*  
*DBW*



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