



199912130085
Kathy Hill, Skagit County Auditor
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RETURN TO:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

LAND TITLE COMPANY OF SKAGIT COUNTY
P-91552

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4731-000-002-0000/R115002
LOAN NUMBER: 5017535-403

STATUTORY WARRANTY DEED

THE GRANTOR William A. Stiles, Jr. and Betty M. Stiles, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration
in hand paid, conveys and warrants to Mark A. Miller and Allison K. Miller, Husband and Wife

the following described real estate, situated in the County of Skagit
State of Washington:

LOT 2, "PLAT OF AVERY LANE", AS PER PLAT RECORDED IN VOLUME 17 OF PLATS,
PAGES 62 THROUGH 64, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON,
AND AS SHOWN IN AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED JUNE 3, 1999,
AS AUDITOR'S FILE NO. 9906030050.
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER AND
ACROSS STILES LANE AS SHOWN ON THE FACE OF THE PLAT.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: AS HERETO ATTACHED IN EXHIBIT "A"

Dated 12/08/99

32858
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Seller

DEC 13 1999

32858
Seller William A. Stiles, Jr.

Seller

841.50
Amount Paid \$
Skagit Co. Treasurer
Deputy

Seller Betty M. Stiles

STATE OF Washington

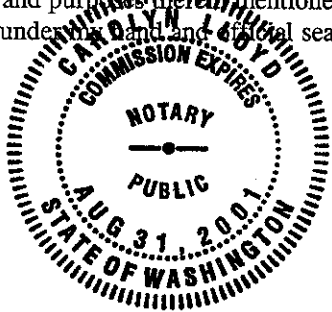
County ss:

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

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.

Given under my hand and official seal this 10th

day of December, 1999.



Notary Public in and for the State of Washington,
residing at Mt Vernon

CAROLYN LLOYD

My appointment expires: 8-31-2001

I. 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.

J. 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."

K. 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.

L. DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS OF EVERY LAKE PLANNED UNIT DEVELOPMENT PL #97-0201, AS FOLLOWS:

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

M. EASEMENT SHOWN ON FACE OF PLAT:

For: Access and utilities
Affects: West 30 feet



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W.A.S.

JmD

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Robert E. Smiley and Mattie S. Smiley,
husband and wife
Purpose: Ingress and egress
Area Affected: A portion of Stiles Lane
Dated: September 7, 1955
Recorded: September 12, 1955
Auditor's No.: 523852

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Electric line
Area Affected: A portion of Stiles Lane
Dated: November 24, 1964
Recorded: December 1, 1964
Auditor's No.: 659135

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Clarence C. Cummings and Joan L.
Cummings, husband and wife
Purpose: Ingress and egress
Area Affected: A portion of Stiles Lane
Dated: February 24, 1965
Recorded: February 25, 1965
Auditor's No.: 662585

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Shirley E. Arthur
Purpose: Ingress and egress
Area Affected: A portion of Stiles Lane
Dated: June 15, 1970
Recorded: June 18, 1970
Auditor's No.: 740258

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Johann M. Gruener and Maria Gruener,
husband and wife
Purpose: Ingress, egress and utilities
Area Affected: A portion of Stiles Lane
Dated: June 21, 1973
Recorded: June 26, 1973
Auditor's No.: 787056

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Errol Hanson
Purpose: Ingress, egress and utilities
Area Affected: A portion of Stiles Lane
Dated: October 16, 1974
Recorded: November 13, 1974
Auditor's No.: 809961

G. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: William A. Stiles, Jr. and Betty M.
Stiles, husband and wife
And: Rebecca C. Adams and Greg Adams, husband
and wife
Dated: October 29, 1992
Recorded: August 17, 1993
Auditor's No.: 9308170069
Regarding: Shared maintenance of existing road (Stiles
Lane)

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Rebecca C. Adams and Greg Adams, husband
and wife
Purpose: Ingress, egress and utilities
Area Affected: Stiles Lane
Dated: August 17, 1993
Recorded: September 30, 1993
Auditor's No.: 9309300082



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was for