

RETURN TO:

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



199912230018

Kathy Hill, Skagit County Auditor  
12/23/1999 Page 1 of 2 9:28:59AM

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4631-000-014-0003/R106887  
LOAN NUMBER: 5018260-401

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 61145-1

THE GRANTOR Daniel D. Flaherty and Marilyn Flaherty, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration  
in hand paid, conveys and warrants to Jeff M. Ploeg and Cathy L. Ploeg, Husband and Wife

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

LOT 14, "PLAT OF SAHLBOM ANNEX", AS PER PLAT RECORDED IN VOLUME 15 OF  
PLATS, PAGES 179 AND 180, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Subject to: As Hereto Attached in Exhibit "A"

33028  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

DEC 23 1999

Amount Paid \$2,260.60  
Skagit Co. Treasurer  
By DC Deputy

Dated 12/20/99

Seller

Daniel D. Flaherty  
Seller Daniel D. Flaherty

Seller

Marilyn J. Flaherty  
Seller Marilyn Flaherty

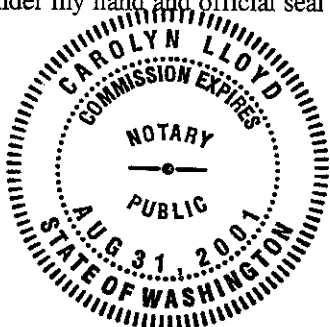
STATE OF Washington

County ss:

On this day personally appeared before me Daniel D. Flaherty and Marilyn Flaherty

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 22 day of December, 1999.



Carolyn Lloyd  
CAROLYN LLOYD  
Notary Public in and for the State of Washington,  
residing at Mt Vernon

My appointment expires: Aug. 31, 2001

EXHIBIT "A"

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: March 22, 1994  
Recorded: March 29, 1994  
Auditor's No: 9403290131  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A strip of land 10 feet in width across all lots and tracts being parallel to and coincident with the boundaries of all private/public street and road rights of way.

B. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to City of Burlington; Public Utility District No. 1; Puget Power; G.T.E.; Cascade Natural Gas Corporation and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts as shown on the face of the plat, and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, 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 privileges herein granted.

C. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

Know all Men by these presents that the John H. Owen, as his separate property, owner in the fee simple of the land hereby platted, declare this Plat and dedicate 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 slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities  
Affects: The East 10 feet of the subject property

