

AFTER RECORDING MAIL TO:
Matthew K. Koegel
3913 I Avenue
Anacortes, WA 98221

200002070058
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M999000

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

60521-1

Grantor(s): Gary D. McCormick, Aina McCormick
Grantee(s): Matthew K. Koegel, Lindsey J. Ferrario
Abbreviated Legal: Lot 6 Rosewind Subdivision, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4737 - 000 - 006 - 0000

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 Matthew K. Koegel, a single person, and Lindsey J. Ferrario, a single person, as Joint Tenants with Rights of Survivorship, and not as Tenants in Common the following described real estate, situated in the County of Skagit, State of Washington: LOT 6, "Plat of Rosewind Subdivision", recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington. Subject to: "Schedule B-1" attached hereto and made a part thereof. THE GRANTEEES, 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.

X Matthew K Koegel

X Lindsey J. Ferrario

Dated this 28th day of January, 2000

By Gary D. McCormick

By

By Aina McCormick

STATE OF WASHINGTON
County of SKAGIT

SS: in fact

On this 4th day of February, 2000 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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)



CARRIE HUFFER
Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON
My appointment expires: DECEMBER 31, 2003

SKAGIT COUNTY WASHINGTON

Real Estate Expires May

33745
FEB - 7 2000

Amount Paid \$ 2,490.22
Skagit Co. Treasurer

Page 1 By

Deputy

LPB-10



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SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded In: Skagit County, Washington
Auditor's No.: 554700
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 portion of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

In Favor Of: Cascade Natural Gas Corporation
Recorded In: Skagit County, Washington
Auditor's No.: 70587

C. MATTERS DISCLOSED ON THE FACE OF THE "PLAT OF ROSEWIND SUBDIVISION", RECORDED SEPTEMBER 30, 1999, UNDER AUDITOR'S FILE NO. 199909300131, AS FOLLOWS:

UTILITIES EASEMENT

An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary 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 all necessary or convenient underground or ground mounted 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.

Together w/ the 6' on the Easterly boundary.

NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "A", including a 15' easement on Lots 16, 19 and 20 measured from the wetland boundary as shown on the plat drawing for the beneficial interest in the land within the easement. The interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety...



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and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

PEDESTRIAN ACCESS PATH

Tract "B" is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes.

DEDICATION

Know all men by these present that Washington Federal Savings, mortgage holder, and Vintage Investments, Inc., owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, 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; And also Tract "B" for pedestrian access path purpose.

D. SURVEYOR/DEVELOPER/SUBDIVIDER NOTES AND/OR GENERAL INFORMATION AS DISCLOSED ON THE FACE OF THE SUBJECT PLAT, AS FOLLOWS:

- | | |
|---------------------|----------------------------------|
| 1.) Zoning: (R2) | Residential Low Density District |
| 2.) Water Supply: | City of Anacortes |
| 3.) Sewer Disposal: | City of Anacortes |

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

Purpose:	5 foot utility easement
Affects:	East 5 feet of Lots 1 - 8, and Tract "B"



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

Purpose: 10 foot utility easement
Affects: Exterior portion of all lots abutting
"H" Avenue, "I" Avenue, and 39th Street

[Handwritten signature]

- G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.
DATED: FEBRUARY 2, 2000, AUDITOR'S NO.: 200002020090, EXECUTED BY:
GARY MCCORMICK AND AINA MCCORMICK, HUSBAND AND WIFE, AND VINTAGE INVESTMENTS, INC.

