

**AFTER RECORDING MAIL TO:**

Kenneth R. Thomas and Malinda L. Thomas  
3919 'I' Avenue  
Anacortes, WA 98221



200006280049

Kathy Hill, Skagit County Auditor  
1/28/2000 Page 1 of 4 12:31:19PM

- Filed for Record at Request of Wells Fargo Escrow Company
- Escrow Number: 04-00079-00

**Statutory Warranty Deed**

Grantor(s): Gary D. McCormick and Aina McCormick  
Grantee(s): Kenneth R. Thomas and Malinda L. Thomas

ISLAND TITLE CO.

Abbreviated Legal: Lot(s) 5 Plat Of Rosewind Subdivision

4737-

Assessor's Tax Parcel Number(s): ~~4735~~-000-005-0000

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 Kenneth R. Thomas and Malinda L. Thomas, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 5 Plat Of Rosewind Subdivision, according to the plat thereof recorded in September 30, 1999, under Auditor's File No. 19990930131, records of Skagit County, Washington.

SUBJECT TO Exhibit "A" as hereto attached and made a part of

Dated:

June 26, 2000

Gary D. McCormick

Aina McCormick

STATE OF WASHINGTON  
County of SKAGIT

SS:

On this 26<sup>th</sup> day of June, 2000 before me personally appeared GARY 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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

SKAGIT COUNTY, WASHINGTON My appointment expires December 31, 2003

Real Estate Excise Tax

PAID 35990

JUN 28 2000

Amount Paid \$ 2,677.12  
Skagit County Treasurer  
By: Deputy  
Page 1

LPB-10

Order No.: A19765

EXHIBIT "A"

SCHEDULE B-001

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: August 9, 1957  
Auditor's No.: 554700, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
Recorded: October 19, 1967  
Auditor's No.: 705887, records of Skagit County, WA  
In Favor of: Cascade Natural Gas Corporation  
For: Oil and gas pipeline  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
3. Easement delineated on the face of said plat;  
For: Utilities  
Affects: 10 feet in width along the road frontage of each lot
4. Easement delineated on the face of said plat;  
For: Utilities  
Affects: The East 5 feet of Lots 5 and 6

*[Handwritten Signature]*

Continued . . . . .



200006280049  
Kathy Hill, Skagit County Auditor  
11/28/2000 Page 2 of 4 12:31:19PM

Order No.: A19765

Page 2

5. Easement provisions contained on the face of said plat, as follows:

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 lines 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 right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

TOGETHER WITH the 5 feet on the Easterly boundary.

6. Easement provisions contained on the face of said plat, as follows:

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. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety 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.

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200006280049

Kathy Hill, Skagit County Auditor

11/28/2000 Page 3 of 4 12:31:19PM

Order No.: A19765

Page 3  
Paragraph 6 continued

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

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 2, 2000

Auditor's No.: 200002020090, records of Skagit County, Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: February 2, 2000

Auditor's No.: 200002020090, records of Skagit County, Washington

Imposed By: Rosewind Owners' Association

- END OF SCHEDULE B-001 -



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1/28/2000 Page 4 of 4 12:31:19PM