



Kathy Hill, Skagit County Auditor
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WHEN RECORDED RETURN TO:

Name: David C. Huynh and Teresa L. Bartholomew
Address: 16463 5th Tee Ln
City, State, Zip Burlington, WA 98233

Chicago Title Insurance Company

Island Title #SB-16448 ✓

STATUTORY WARRANTY DEED

THE GRANTOR PHILLIP R. FERGUSON AND PATRICIA J. FERGUSON,
Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to DAVID C. HUYNH AND TERESA L. BARTHOLOMEW,
Each Unmarried Person, As Their Separate Estates
the following described real estate, situated in the County of Skagit, State of Washington:

36359
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 20 2000
2325.60
Amount Paid \$
Skagit County Treasurer
By: *[Signature]* Deputy

LOT 17, BLOCK 1, COUNTRY CLUB ADD. NO. 6,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 11 OF PLATS, PAGES 42 AND 43, RECORDS
OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS
AND RESTRICTIONS PER ATTACHED EXHIBIT "B"
AND BY THIS REFERENCE MADE A PART HEREOF.

4339-001-017-0003

Tax Account Number _____ DATED July 19th, 192000

[Signature]
Phillip R. Ferguson

[Signature]
Patricia J. Ferguson

STATE OF WASHINGTON)
COUNTY OF Skagit)

STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me
Phillip R. Ferguson and Patricia J. Ferguson
to me known to be the individual 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.

On this _____ day of _____, 19____
before me, the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally appeared _____
and _____
to me known to be the _____ President and _____
Secretary, respectfully, of _____
the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act
and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that _____ authorized to execute the
said instrument and that the seal affixed is the corporate seal of said
corporation.

GIVEN under my hand and official seal this
19th day of July, 192000.
[Signature]
Notary Public in and for the State of Washington,
residing at Mount Vernon

Witness my hand and official seal hereto affixed the day and
year first above written.

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

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 14, 1964
Auditor's No.: 650523, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company, a Delaware corporation
For: Pipeline
Affects: The West 25 feet of the East 27.50 feet of said premises
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 2, 1971
Auditor's No.: 750497, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right of way 5 feet in width being 2.5 feet on across the Southeast Quarter of the Southwest Quarter of Section 2, Township 34 North, Range 3 East of the Willamette Meridian (Affects Lots 1-11 and 31-39, Block 2 and Lots 1-22, Block 1)
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 5, 1974
Auditor's No.: 810827, records of Skagit County, Washington
In favor of: The City of Burlington, a Municipal corporation
For: Sewer pipeline
Affects: The West 25 feet of the East 52.50 feet and the Northerly 10 feet of said premises
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 12, 1975
Auditor's No.: 826111, records of Skagit County, Washington
In favor of: Skagit Golf & Country Club, a non-profit corporation
For: A pipeline for the transportation of water
Affects: The West 25 feet of the East 27.50 feet of said premises

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SCHEDULE B-001
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6. Easement provisions contained on the face of said plat, 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 7 feet parallel with 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 lots at all times for the purposes stated.

7. Easement delineated on the face of said plat;
For: Sanitary sewer
Affects: The Easterly portion of said premises

8. Easement delineated on the face of said plat;
For: Olympic Pipeline
Affects: The Easterly portion of said premises

9. Covenants, conditions, and restrictions contained in declaration of restriction, 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: July 6, 1976

Auditor's No.: 838525, records of Skagit County, Washington

AMENDED by instrument:

Recorded: September 26, 1988

Auditor's No.: 8809260009, records of Skagit County, Washington

Notice with regards to Architectural Control Committee;

Recorded: September 13, 1988 and December 15, 1992

Auditor's No.: 8809130017 and 9212150052, records of Skagit County, Washington

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10. Covenants, conditions, and restrictions contained in declaration of restriction, 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: May 5, 1977
Auditor's No.: 853302, records of Skagit County, Washington
Executed By: Dujardin Custom Homes, Inc., a Washington corporation
As Follows: Dujardin Custom Homes, Inc., a Washington corporation; Marvel Construction, Inc., a Washington corporation; and Bellingham First Federal Savings and Loan Association

- END OF SCHEDULE B-001 -



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