

AFTER RECORDING MAIL TO:  
Kenneth Thomas  
1801 South 93rd C-06  
Seattle, WA 98108



200010060077

, Skagit County Auditor

10/6/2000 Page 1 of 3 2:54:43PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00100-00

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

PA 94291

Grantor(s): Gary D. McCormick and Aina McCormick  
Grantee(s): Kenneth R. Thomas and Malinda L. Thomas  
Abbreviated Legal:  
Lot 26, "Rosewind"  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4737-000-026-0000 R115950

THE GRANTOR Gary D. McCormick and Aina G. 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 26, "Plat of Rosewind Subdivision," as per plat recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated September 7, 2000

Gary D. McCormick

Aina McCormick

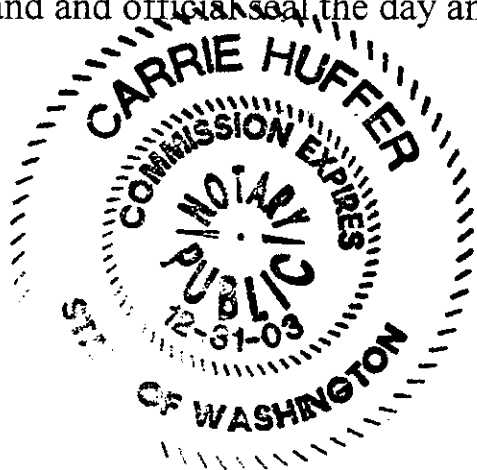
37643  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 06 2000

2,647.75  
Amount Paid \$  
Skagit Co. Treasurer

STATE OF Washington By DC Deputy }  
County of Skagit } SS:

On this 5<sup>th</sup> day of September, 2000 before me personally appeared Gary D. McCormick, to me known to be the individual described in and who executed the foregoing instrument for his her self and as Attorney in Fact for Aina G. McCormick and acknowledged that he she signed and sealed the same as their free and voluntary act and deed for his her self and also as their 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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: 12/31/2003

Schedule "B-1"

PA-94291

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Purpose: A pipeline or pipelines for the transportation of oil, gas and the products thereof  
Area Affected: Exact location not described  
Dated: October 16, 1967  
Recorded: October 19, 1967  
Auditor's No.: 705887

B. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

C. EASEMENTS SHOWN ON FACE OF PLAT:

1. 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 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 the 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.

2. 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. 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.

- Continued -



Schedule "B-1"

PA-94291

EXCEPTIONS CONTINUED:

C. (Continued):

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.

3. 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.

D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION:

Executed By:	Gary D. McCormick, et ux, et al
Recorded:	February 2, 2000
Auditor's No.:	200002020090
(copy attached)	

E. EASEMENT SHOWN ON PLAT:

For:	Utility and fire access
Affects:	As shown on plat



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, Skagit County Auditor