

**AFTER RECORDING MAIL TO:**  
Steve Jonas  
20410 Hill Vue Street  
Burlington, WA 98233



200011300167  
Skagit County Auditor  
11/30/2000 Page 1 of 2 4:02:01PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 02-00233-KDJ

LAND TITLE COMPANY OF SKAGIT COUNTY  
S-95055

**Statutory Warranty Deed**

**Grantor(s):** Michael J. Dynes and Joanne L. Dynes  
**Grantee(s):** Steve Jonas and Annie M. Jonas  
**Abbreviated Legal:**  
Lot 43, Plat of Brown and McMillen Div. No. 2, V 14, pgs 184 & 185  
**Additional legal(s) on page:** 2  
**Assessor's Tax Parcel Number(s):** 4559-000-043-0002

**THE GRANTOR** Michael J. Dynes and Joanne L. Dynes, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Steve Jonas & Anna M. Jonas, Husband and Wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Lot 43, "PLAT OF BROWN AND McMILLEN DIV. NO. 2", as per plat recorded in Volume 14 of Plats, pages 184 and 185, records of Skagit County, Washington.  
Situate in the County of Skagit, State of Washington.

**SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.**

Dated November 28, 2000

*Michael J. Dynes* *Joanne L. Dynes*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax PAID 38414  
Michael J. Dynes Joanne L. Dynes

NOV 30 2000

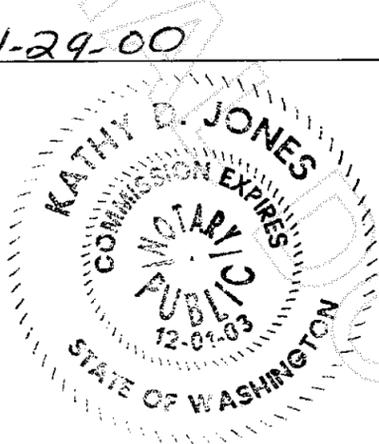
Amount Paid \$2891.70  
Skagit County Treasurer  
By: *Jr* Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Michael J. Dynes and Joanne L. Dynes**

**is/are** the person(s) who appeared before me, and said person(s) **acknowledged** that **he / she / they** signed this instrument and acknowledge it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-29-00



*Kathy D. Jones*  
Kathy D. Jones  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires: 12/01/2003

EXHIBIT "A"

A. Dedication contained on the face of the Plat, as follows:

"Know all persons by these presents that we, the undersigned, hereby declare this plat and dedicate to the use of the public forever the use as roads and ways, and the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner.

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

"An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, Continental Telephone Company, Cascade Natural Gas Corporation, and Skagit County Public Utility District Number 1, and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone and water service, together with the right to enter upon lots at all times for the purposes stated.

C. Restrictions contained on the face of the plat, as follows:

1. There shall be no fill or new construction within the Channel of Gages Slough.

D. Notes contained on the face of the plat, as follows:

1. Buyer should be aware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
2. Front yard residential setback line is shown hereon. For details of remaining setback requirements, see Skagit County Zoning Ordinance Chapter 14.04 Skagit Co. Code.
3. The Plat of Brown & McMillen Div. No. 2 is adjacent to property used for agricultural operations. Owners may be subject to inconveniences or discomforts arising from such operations including but not limited to noise, odors, flies, fumes, dust, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides and will not consider to be a nuisance if such operations are consistent with commonly accepted best management practices and complies with local, state and federal laws.

E. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISIONS FOR LEVY OF ASSESSMENTS CONTAINED IN DECLARATION:

Recorded:  
Auditor's No.:  
Executed By:  
(Copy attached)

July 5, 1991  
9107050005  
Brown & McMillen

