

AFTER RECORDING MAIL TO:

Kenneth Thomas
1705 39th Street
Anacortes, WA 98221



200101110114
Skagit County Auditor

1/11/2001 Page 1 of 3 11:56:46AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00120-00

ISLAND TITLE CO.-A

A20147 ✓

Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina McCormick
Grantee(s): Kenneth R. Thomas and Malinda L. Thomas
Abbreviated Legal:
Lot 21, ROSEWIND
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4737-000-021-0000 R115945

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 21, PLAT OF ROSEWIND SUBDIVISION, according to the plat thereof, recorded September 30, 1999, under auditor's File No. 199909300131, records of Skagit County, Washington;
Situated in Skagit County, Washington.

Subject to: Schedule B-001 attached hereto and made a part thereof.

Dated January 2, 2001

Gary D. McCormick

39004
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

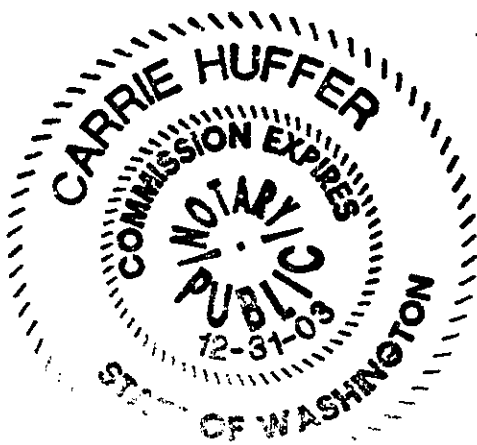
JAN 11 2001

Amount Paid \$ 3123.40
Skagit County Treasurer

By: Deputy

STATE OF Washington }
County of Skagit } SS:

On this _____ day of January, 2001 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 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.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

Order No.: A20147

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: Utility and fire access
Affects: The North 188 feet, more or less, of Lot 21 and the North 30 feet of Lot 26
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.

Continued



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, Skagit County Auditor

Order No.: A20147

Schedule B-001 continued
Page 2

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.

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

7. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant 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, WA

Executed by: Gary D. McCormick and Aina McCormick, husband and wife, and Vintage Investments, Inc.

AMENDED by instrument:

Recorded: October 6, 2000

Auditor's No.: 200010060079, records of Skagit County, Washington



- END OF SCHEDULE B-001 -



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Skagit County Auditor