

200101220130
Skagit County Auditor
1/22/2001 Page 1 of 4 3:34:53PM

When recorded return to
Dr. and Mrs. Scott B. Nash
3821 Ridge Way
Mount Vernon, WA 98273

Assessor's Parcel or Account No.: 4456-000-005-0006

Abbreviated Legal Description: Lot 5, Stittwood Division No.2
Full legal description located on Page 1
ISLAND TITLE COMPANY
A20203 ✓

STATUTORY WARRANTY DEED

THE GRANTOR, MARY M. SCHUH, as her separate estate, for and in consideration of
Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to the
GRANTEE, SCOTT B. NASH and MARIANNE M. NASH, husband and wife, the real estate
legally described as follows:

Lot 5, Plat of Stittwood Division No. II, according to the plat thereof, recorded in
Volume 13 of Plats, page 71, records of Skagit County, Washington
SUBJECT TO the matters noted on the attached Exhibit.
PAID Real Estate Excise Tax
Amount Paid \$2136.00
By: Skagit County Treasurer Deputy
JAN 22 2001

Dated this 22nd day of January, 2001.

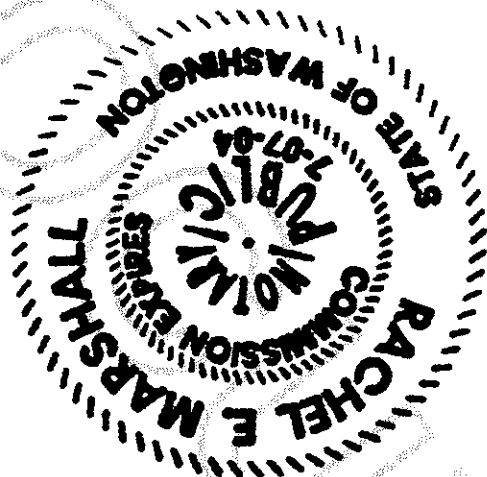
MARY M. SCHUH
Mary M. Schuh
By: Skagit County Treasurer Deputy
Amount Paid \$2136.00

STATE OF WASHINGTON)
COUNTY OF KING)
ss.)

I certify that I know or have satisfactory evidence that MARY M. SCHUH is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 17, 2001.

Rachel E Marshall
Notary Public in and for the State
of Washington, residing in Seattle
Commission expires 7/7/04



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SCHEDULE B-001

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: February 15, 1977
Auditor's No.: 851034, records of Skagit County, WA
In favor of: City of Anacortes
For: Ingress, egress and utilities
Affects: Over, under and upon the Northernly 7.5 feet
2. Easement provisions contained on the face of said Plat, as follows:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Power and Light Company, the General Telephone Company, Nationwide Cablevision Co., and Cascade Natural Gas Co., and their respective successors or assigns under and upon the roadway areas designated thereon as Mitchell Drive and Brant Circle, in which to install, lay, construct, renew, operate and maintain underground conduit, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with water, sewer, electricity, telephone, television, natural gas, garbage, police, and fire protection service, together with the right to enter upon the tracts at all times for the purposes stated.

3. Easement delineated on the face of said plat:
For: Utility purposes
Affects: Westerly 7 feet of said premises
4. Easement delineated on the face of said plat:
For: Storm drainage
Affects: Northernly 7.5 feet of said premises

5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 17, 1950
Auditor's No.: 440543, records of Skagit County, WA
In favor of: Gene Dunlap
For: Ingress and egress
Affects: Exact location of said easement is not disclosed

Continued



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, Skagit County Auditor

6. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands conveyed by Deed; Recorded: November 1, 1956, and November 26, 1957
Auditor's Nos.: 543652 and 558888, records of Skagit County, WA
To: THE STATE OF WASHINGTON

7. Construction and maintenance obligations contained on the face of said Plat, as follows:

The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat, unless the same are dedicated as City roads, shall be the obligation of all owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, concurrently the obligation of any corporation in whom title to said roads, streets, and/or alleys be held. In the event that owners of these lots or the corporate or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets and/or alleys shall petition to the City Council and include these roads, streets, and/or alleys in the road system, said petitioners shall be obligated to bring the same to the current city road standards in all respects prior to acceptance by the City.

8. Covenants, conditions, restrictions, and easements contained in declaration of restrictions
Recorded: November 8, 1976
Auditor's No.: 845588, records of Skagit County, WA
Executed by William D. Stitt and Marjorie B. Stitt, husband and wife; and W. A. Mitchell
AMENDED by instrument
Recorded: August 31, 1990; October 12, 1995 and April 20, 2000
Auditor's Nos.: 9008310082, 9510120022 and 200004200019, records of Skagit County, WA

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: November 8, 1976
Auditor's No.: 845588, records of Skagit County, WA
Imposed by: Stillwood Property Owners Association

- END OF SCHEDULE B-001 -

