

WHEN RECORDED RETURN TO:

Name: Rod Dahl and Susan Dahl
Address: 13394 Bridgeview Way
City, State, Zip Mount Vernon, WA 98273



200103280124

, Skagit County Auditor

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Chicago Title Insurance Company

ISLAND TITLE CO.

B17515✓

STATUTORY WARRANTY DEED

THE GRANTOR MARC H. COYLE AND TAMMY L. COYLE, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to ROD DAHL AND SUSAN DAHL, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

PTN LOT 11, BRIDGEWATER ESTATES, PHASE II

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL
DESCRIPTION AND BY REFERENCE MADE A PART HEREOF

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

40059
SKAGIT COUNTY WASHINGTON
Real Estate Auditor

MAR 28 2001

Amount Paid \$ 6196.50
By Skagit Co. Treasurer
in Deputy

4659-000-011-0000

Tax Account Number P108451

DATED March 28th, 192001

Marc H. Coyle
Marc H. Coyle

Tammy L. Coyle
Tammy L. Coyle

STATE OF WASHINGTON)

COUNTY OF Skagit)

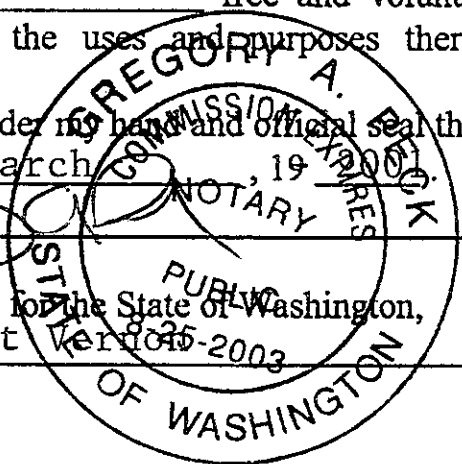
ss.

On this day personally appeared before me
Marc H. and Tammy L. Coyle

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.

GIVEN under my hand and official seal this
28th day of March, 192001

Notary Public in and for the State of Washington,
residing at Mount Vernon 98273-2003



STATE OF WASHINGTON)

COUNTY OF _____)

ss.

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.

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 _____

EXHIBIT "A"

Lot 11, BRIDGEWATER ESTATES, PHASE II, according to the plat thereof recorded in Volume 16 of Plats, pages 65 and 66, records of Skagit County, Washington;

EXCEPT that portion of Lot 11 lying within the following description:

Commencing at the intersection of the East right-of-way margin of the County road (Bayview Edison Road) and the North line of the South Half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian;

Thence South $89^{\circ}40'37''$ East a distance of 832.07 feet along said North line (also being the South line of Tract X as shown on Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224) to the Southeast corner of Tract X (also being a common corner to Lots 6 and 7, of said Final Plat of Bridgewater Estates Phase I, as recorded in Volume 15 of Plats, pages 174 and 175) and being the true point of beginning;

Thence continue South $89^{\circ}40'37''$ East a distance of 982.93 feet along said North line of the South Half of the Southwest Quarter;

Thence North $00^{\circ}03'42''$ East a distance of 8.65 feet parallel with the East line of the Southwest Quarter of said Section 32 to an existing fence line (as shown on the face of said Final Plat of Bridgewater Estates Phase I, and in the Final Plat of Bridgewater Estates Phase II);

Thence North $89^{\circ}25'16''$ West a distance of 982.88 feet along said fence line to the West line of said Lot 6, Final Plat of Bridgewater Estates Phase I (also being the Northeast corner of said Tract X, Short Plat No. 93-033);

Thence South $00^{\circ}24'55''$ West a distance of 13.04 feet along the East line of said Tract X to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 15, 1992
Auditor's No.: 9210150102, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property (when said streets and roads are dedicated to the public, this clause shall become null and void).
Easement No. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road right-of-ways.
2. Agreement, including the terms and conditions thereof; entered into;
By: Edward M. Weidenbach and Lillian Weidenbach
And Between: William D. Frans and Janice J. Frans, et al
Recorded: February 15, 1983
Auditor's No.: 8302150021, records of Skagit County, Washington
Providing: Acceptance of existing fence lines as boundary between Frans property and adjoining owners
Affects: The Easterly portion of Southern boundary of the South Half of the Northeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian
3. Terms and conditions of Skagit County Preliminary Plat Approval No. PPT 92002 for Bridgewater Estates, dated August 4, 1992, recorded August 4, 1992, under Auditor's File No. 9208040027, records of Skagit County, Washington.
4. Easement delineated on the face of said plat;
For: Utilities
Affects: 10 feet adjacent to road
5. Easement delineated on the face of said plat;
For: Drainage
Affects: The South 20 feet of said premises

continued



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SCHEDULE B-001
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6. Building set-backs as delineated on the face of said plat:

Front set-back off right-of-way, 35 feet.
Side set-back off adjacent lots, 8 feet.
Back set-back off neighboring properties, 25 feet.

7. Septic field sites as delineated on the face of said plat.

8. Slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

9. Utility notes on the face of said plat, as follows:

- A. Alternative on-site sewage systems may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
- B. Skagit County Public Utility District No. 1 will serve potable water to this plat.
- C. Per an agreement made between King's Men Construction Company, Inc. and Drainage District No. 8 of Skagit County on July 28, 1992, the following fees will be paid to the said district by King's Men:
 - 1. Ten thousand dollars by the final approval of this plat. This sum is a condition precedent to the granting of the final plat.
 - 2. One thousand dollars for each building lot within the plat to be paid as each building permit is granted.

continued



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SCHEDULE B-001

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10. Water pipeline easement:

Easements are hereby granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction or maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in, and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation, or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the district's use of the easement.

11. Agreement, including the terms and conditions thereof; entered into;
By: King's Men Construction, Inc., a Washington corporation
And Between: Drainage District No. 8
Recorded: April 19, 1994
Auditor's No.: 9404190099, records of Skagit County, Washington
Providing: Drainage

Said instrument is a re-recording of instrument;
Recorded: April 6, 1994
Auditor's File No.: 9404060081, records of Skagit County, Washington

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SCHEDULE B-001

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12. Easement delineated on the face of said Lot 2, Skagit County Short Plat No. 96-090, approved December 5, 1996, and recorded December 18, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian;
For: Drainage
Affects: A strip along the South boundary of said premises

13. Note on the face of Survey recorded October 19, 1992, in Volume 13 of Surveys, page 95, under Auditor's File No. 9210190089, records of Skagit County, Washington, as follows:

This Record of Survey depicts existing fence lines and other occupational indicators in accordance with W.A.C. Chapter 332.130. These occupational indicators may indicate a potential for claims of unwritten title. Legal ownership based upon unwritten title claims has not been resolved by this survey.

14. By laws of Bridgewater Estates Homeowner's Association;
Recorded: August 26, 1994
Auditor's No.: 9408260104, records of Skagit County, Washington
15. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: August 26, 1994
Auditor's No.: 9408260106, records of Skagit County, Washington
Executed By: King's Men Construction, Inc.
16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: August 26, 1994
Auditor's No.: 9408260106, records of Skagit County, Washington
Imposed By: Bridgewater Estates Homeowners Association
17. Easement for fire hydrant as disclosed by inspection on August 22, 1997.
Affects: The Northwest corner of said premises

- END OF SCHEDULE B-001 -



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