



200104230161

, Skagit County Auditor

4/23/2001 Page 1 of 5 3:52:56PM

Return  
Name and Address:

David H. Rockwell  
Stoel Rives LLP  
600 University Street, Suite 3600  
Seattle, Washington

**ISLAND TITLE COMPANY**

A20160

DOCUMENT  
TITLE:

Special Warranty Deed

NAME OF GRANTOR:

The Whittier Trust Company, as co-trustee of  
The Winifred W. Rhodes-Bea Trust dated  
February 6, 1981

NAME OF GRANTEE:

Wilson, Debbie

ABBREVIATED  
LEGAL  
DESCRIPTION:

Lot 4, Copper Pond PUD

Additional or complete legal description  
is on page 1 of document

ASSESSOR'S  
PROPERTY TAX  
PARCEL ACCOUNT  
NUMBER:

4661-00-004-0000

SPECIAL WARRANTY DEED

The Grantor, THE WHITTIER TRUST COMPANY, as co-trustee of THE WINIFRED W. RHODES-BEA TRUST dated February 6, 1981, for and in consideration of sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, grants, bargains, sells, conveys, and confirms to DEBBIE WILSON, a single person, the following-described real property situated in Skagit County, State of Washington:

Lot 4, Plat of Copper Pond Planned Unit Development, according to the plat thereof, recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington.


This conveyance is subject to easements, reservations, restrictions, covenants and conditions of record as shown on Exhibit A attached hereto.


The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of this Deed to those herein expressed, excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the Grantor, and not otherwise, it will warrant and defend the title to the above-described real property.

DATED April 17, 2001.

#404560  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

APR 23 2001

Amount Paid \$ 3,725.55  
Skagit County Treasurer  
By:  Deputy

  
\_\_\_\_\_  
THE WHITTIER TRUST COMPANY, as Co-  
Trustee of the WINIFRED W. RHODES-BEA  
TRUST dated February 6, 1981



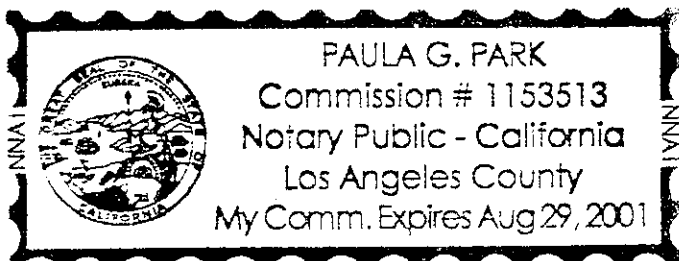
STATE OF California  
COUNTY OF Los Angeles

) ss.

On this 17<sup>th</sup> day of April, 2001, before me personally appeared GREG E. CUSTER, the VICE PRESIDENT of THE WHITTIER TRUST COMPANY, as Co-Trustee of the WINIFRED W. RHODES-BEA TRUST dated February 6, 1981, the company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that (s)he was authorized to execute said instrument on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

[Seal or Stamp]



Paula G. Park  
Notary Public in and for the State of California, residing at Van Nuys, CA

Printed Name:  
PAULA G. PARK

My appointment expires:  
8/29/01



## EXHIBIT A

### Permitted Encumbrances:

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads
2. Utility easement as set forth on the face of said plat as follows:  
  
An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, GTE, Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purpose stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line(s), together with necessary appurtenances, granted by instrument  
Recorded: August 17, 1962  
Auditor's No.: 625248, records of Skagit County, WA  
To: Puget Sound Power & Light Company
4. Easement, including the terms and conditions thereof, granted by instrument  
Recorded: September 11, 1995  
Auditor's No.: 9509110140, records of Skagit County, WA  
In favor of: Port of Anacortes  
For: Free and unobstructed use and passage of all types of aircraft
5. Covenants, conditions, restrictions, and easements 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 by does not discriminate against handicap persons.  
Recorded: September 11, 1995  
Auditor's No.: 9509110141, records of Skagit County, WA  
Executed by: Creekside Village Development Company

#### AMENDED by instruments

Recorded: March 20, 1997 and December 17, 1997  
Auditor's Nos.: 9703200089 and 9712170015, records of Skagit County, WA



**EXHIBIT A (cont.)**

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument  
Recorded: September 11, 1995  
Auditor's No.: 9509110141, records of Skagit County, WA
7. 20001 taxes and assessments, a lien not yet due or payable.

