

**AFTER RECORDING MAIL TO:**

Ricky Yamauchi  
1312 East Gilkey Road  
Burlington, WA 98233



200112280057

Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00502-01

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

*S-99503*

Grantor(s): Ione Ward

Grantee(s): Ricky K. Yamauchi and Allyson C. Yamauchi

Abbreviated Legal:

Lot 50, Country Aire Phase I

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4605-000-050-0009 P104089

THE GRANTOR Ione Ward, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ricky K. Yamauchi and Allyson C. Yamauchi, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 50, "PLAT OF COUNTRY AIRE PHASE 1", as per plat recorded in Volume 15 of Plats, pages 91 through 94, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated December 26, 2001

*Ione Ward*  
Ione Ward

# 444810  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 28 2001

Amount Paid \$ 2545.40  
Skagit Co. Treasurer

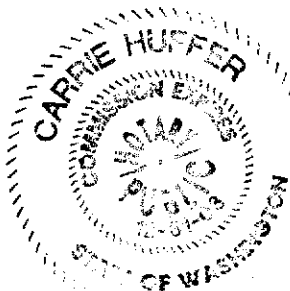
By *[Signature]* Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ione Ward

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: 12-27-01



*[Signature]*  
Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

## EXCEPTIONS:


## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way  
Dated: October 26, 1992  
Recorded: October 29, 1992  
Auditor's No.: 9210290099

## B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1.) Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
- 2.) Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.
- 3.) The property is impacted by agricultural uses on adjacent and nearby property, and by odors associated with the Burlington Waste Water Treatment Plant located to the East off South Section Street, and odors associated with national Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property off Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain, and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority or the Department of Ecology. The purchaser of any parcel, developed or undeveloped, within the borders of this Plat assumes the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.

- Continued -

  
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## EXCEPTIONS CONTINUED:

## C. SANITARY SEWER CONNECTION CREDIT

\$102,409.65 shall be applied against the per lot current rates at the time of building permit application.

## D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:


An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1; Puget Sound Power and Light Company; G.T.E.; Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

## E. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.

## F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	June 11, 1993
Recorded:	June 11, 1993
Auditor's No.:	9306110140
Executed By:	Kendall D. Gentry and Nancy F. Gentry, Husband and Wife, and Washington Federal Savings and Loan

Said Covenants were amended September 15, 1993, under Auditor's File No. 9309150090.

  
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