

WHEN RECORDED RETURN TO
FRANK R. BOUDROU
731 BRICK LANE
SEDRO WOOLLEY, WASHINGTON 98284



200201110256
Skagit County Auditor

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CHICAGO TITLE INSURANCE COMPANY

ISLAND TITLE CO. STATUTORY WARRANTY DEED

710189

B1935✓

Dated: JANUARY 3, 2002

THE GRANTOR

CHARLES EDWIN SANDERS AND BETTY LOU SANDERS, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

FRANK R BOUDROU AND FLORENCE V BOUDROU, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

4587-000-025-0004

LOT 25, PLAT OF BRICKYARD CREEK DIVISION, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 15, OF PLATS, PAGES 48 THROUGH 50, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

162
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 11 2002

Amount Paid \$ 2 723.40
Skagit County Treasurer
By: *ixem* Deputy

Charles Edwin Sanders

CHARLES EDWIN SANDERS

Betty Lou Sanders

BETTY LOU SANDERS

SWD/RDA/0899

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 000710189

SUBJECT TO:

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

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 26, 1935
Auditor's No.: 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14
For: Right-of-way for drainage

Note: Exact location and extent of easement is undisclosed of record.

Said easement was amended by an instrument recorded on May 26, 1983, under Auditor's File No. 8305260004, records of Skagit County, Washington.

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 17, 1956
Auditor's No.: 545341, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: 30 foot right-of-way for pipeline construction, maintenance and operation

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: October 20, 1969
Auditor's No.: 732135, records of Skagit County, Washington
In favor of: Elizabeth B. Christianson
For: Right-of-way for ingress and egress, also the right to take water from a water system

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 16, 1982
Auditor's No.: 8211160024, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Right-of-way for natural gas pipeline construction, operation and maintenance

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 000710189

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 22, 1992
Auditor's No.: 9204220113, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Underground distribution and electric lines and appurtenances thereto
Affects: The exterior 10 feet of all property bounded by streets

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel with and adjacent to the street frontage of all lots; TOGETHER WITH those specific easements as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon lots at all times for the purposes stated.

10.5 foot wide sidewalk and utility easement.

10 foot wide Puget Sound Power and Light Company requested minimum building setback.

Easement delineated on the face of said plat;
For: Underground utilities
Affects: The exterior 7 feet of all lots adjacent to street

Note on the face of said plat, as follows:

Zoning – R – 8.4 (Residential. 8400 Sq. Ft. Min. Lot Size)

Articles of Incorporation of North Central Division and Brickyard Creek Community;
Recorded: April 30, 1993
Auditor's No.: 9304300086, records of Skagit County, Washington
Executed by: LDV Partnership, et al

AMENDED by instrument:

Recorded: June 20, 1997
Auditor's No.: 9706200039, records of Skagit County, Washington

EXHIBIT3/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 000710189

Bylaws of North Central and Brickyard Creek Community Association Article I;
Recorded: April 30, 1993
Auditor's No.: 9304300085, records of Skagit County, Washington
Executed by: LDV Partnership, et al

AMENDED by instrument:

Recorded: June 20, 1997
Auditor's No.: 9706200039, records of Skagit County, Washington

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: May 9, 1966
Auditor's No.: 682545, records of Skagit County, Washington
Executed By: Northern Pacific Railway
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such subsurface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere, and also together with the right to the use, in common with the Grantee, her heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the Grantee, her heirs or assigns. The Grantor, its successors and assigns, shall only be obligated to reasonably compensate the Grantee or her heirs or assigns for actual physical damage to buildings, fences or other structures upon said land, sustained as a result of the use hereof by the Grantor, its successors or assigns.

Covenants, conditions, and restrictions contained in declaration of restriction, 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: September 29, 1992
Auditor's No.: 9209290103, records of Skagit County, Washington
Executed By: LDV Partnership, North Central II Partnership, et al

EXHIBIT3/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 000710189

Covenants, conditions, and restrictions contained in declaration of restriction, 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: September 29, 1992

Auditor's No.: 9209290105, records of Skagit County, Washington

Executed By: LDV Partnership, Daniel R. Madlung

AMENDED by instrument:

Recorded: June 20, 1997

Auditor's No.: 9706200039, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in instrument, 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: September 6, 1966

Auditor's No.: 687896, records of Skagit County, Washington

Executed By: Northern Pacific Railway

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: September 29, 1992

Auditor's No.: 9209290105, records of Skagit County, Washington

Imposed By: North Central and Brickyard Creek Community Association

AMENDED by instrument:

Recorded: June 20, 1997

Auditor's No.: 9706200039, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 9, 1983

Auditor's No.: 8306090019, records of Skagit County, Washington

In favor of: Cascade Natural Gas

For: Right-of-way for natural gas pipeline construction, operation and maintenance

Note: Exact location and extent of easement is undisclosed of record.

EXHIBIT3/RDA/0999



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Skagit County Auditor

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STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

ON THIS 8th DAY OF JANUARY, 2002 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED CHARLES EDWIN SANDERS
AND BETTY LOUSANDERS KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Marcie K. Paleck
NOTARY SIGNATURE

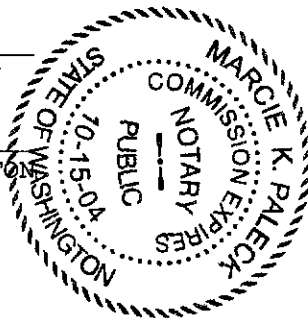
MARCIE K. PALECK

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mount Vernon

MY COMMISSION EXPIRES ON Oct. 15 2004.



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Skagit County Auditor