

AFTER RECORDING MAIL TO:
Paula J. Madsen
1207 Kendra Lane
Burlington, WA 98233

200202220135
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-100066-E
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jon R. Frederick, Lynette M. Frederick
Grantee(s): Paula J. Madsen
Abbreviated Legal: Lot 22, COUNTRY AIRE PHASE 2, PLAT OF, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4615-000-022-0001/P104141

THE GRANTOR JON R. FREDERICK and LYNETTE M. FREDERICK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAULA J. MADSEN, a single person the following described real estate, situated in the County of Skagit, State of Washington: Lot 22, "PLAT OF COUNTRY AIRE PHASE 2", as per plat recorded in Volume 15 of Plats, pages 119 and 120, 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 this 19th day of February, 2002

#733
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Jon R. Frederick
Jon R. Frederick

By

FEB 22 2002

By Lynette M. Frederick
Lynette M. Frederick

By

Amount Paid \$ 2670.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
County of Skagit

SS:

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

Dated: 2/21/02

Carrie Huffer
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.

C. SANITARY SEWER CONNECTION CREDIT

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

- continued -

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LMF JH



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EXCEPTIONS CONTINUED:

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 THE TERMS AND CONDITIONS THEREOF:

Dated:	November 18, 1993
Recorded:	November 19, 1993
Auditor's No.:	9311190140
Executed By:	Kendall D. Gentry and Nancy F. Gentry, husband and wife

Lmt Jlt

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