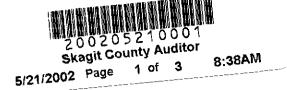
AFTER RECORDING MAIL TO: Elvira Rosalez 428 Winter Lane Sedro-Woolley, WA 98284



2180

Filed for Record at Request of

Land Title Company of Skagit County

Escrow Number: P-100916-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Grandview, Inc. Grantee(s): Elvira Rosalez

Abbreviated Legal: Lot 77, SPRING MEADOWS, DIV. I, PLAT OF, records of Skagit

County, WA

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4732-000-077-0000/P114881

THE GRANTOR GRANDVIEW, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ELVIRA R. ROSALEZ, a single person the following described real estate, situated in the County of Skagit , State of Washington: See Attached Exhibit A

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

		GRAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Dated this	_ day of	MAY 2 1 2002
By Grandview	, Inc.	By
Ву		Skagit Co. Treasurer By Deputy
	mack, President	
	HINGTON	ss:
	that I know or have satisfactor	y evidence that Scott Wammack
		is the person who appeared before
me, and said pers	on acknowledged that	he signed this instrument, on oath stated that he is
authorized to exec	tute the instrument and acknow	vledge it as the President
		andview, Inc.
to be the free and	voluntary act of such party for	r the uses and purposes mentioned in this instrument.
Dated: May 16t	ij, 2002	- Clarky
		Carrie Huffer
	Section!	Notary Public in and for the State of WASHINGTON
	- HUFFE	Residing at Burlington
	RIE HUFA	My appointment expires: 12/31/2003
	S. M. W.	

Exhibit A

Lot 77, "PLAT OF SPRING MEADOWS - DIV. I", as per plat recorded in Volume 17 of Plats, pages 65 and 66, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 20 feet of Lot 78 of said Plat of Spring Meadows - Div. I.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-100916-E

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: Recorded:

City of Sedro-Woolley January 26, 1994 9401260022

Auditor's No.:

Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Recorded:

Vine Street Fund, L.L.C.

Auditor's No.:

March 4, 1999 9903040085

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By:

Vine Street Fund, LLC

Dated: Recorded: March 26, 1999 April 15, 1999

9904150048

Auditor's No.:

- continued -

20020521000 Skagit County Auditor

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8:38AM

LPB-10

P-100916-E

Schedule "B-1"

EXCEPTIONS CONTINUED:

(Continued):

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By:

Vine Street Fund, LLC May 20, 1999 May 25, 1999

Dated:

Recorded: Auditor's No.:

9905250019

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By:

Vine Street Fund, LLC

Dated:

Recorded: Auditor's No.: July 6, 2000 July 24, 2000 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association recorded April 15, 1999, under Auditor's File No. 9904150047 and as amended by instrument recorded April 25, 1999, under Auditor's File No. 9904150048.

EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:

Purpose:

Plat of said addition Non-exclusive easement for utilities and emergency vehicle access from Cook Road to Brook Place.

Area Affected:

Purpose:

West 20 feet of Lots 77 and 78 Non-exclusive easement for ingress, egress and utilities to Lot 77

Area Affected:

West 20 feet of Lot 78

LTC-SC-2

200205210001 **Skagit County Auditor**

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