

AFTER RECORDING MAIL TO:

John A. Lovric Nikki D.K. Lau
4811 Cypress Drive
Anacortes, WA 98221



200205310068

Skagit County Auditor

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Filed for Record at Request of
The Escrow Group, LLC
Escrow Number: NG-4100-JR

Statutory Warranty Deed

Grantor(s): **Michael A. Latsha**

Grantee(s): **John A. Lovric and Nikki D.K. Lau**

Abbreviated Legal:

Lot 14, WOODRIDGE ESTATES

Assessor's Tax Parcel Number(s): **4699-000-014-0000**

ISLAND TITLE CO. C22109

THE GRANTOR **Michael A. Latsha**, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Nikki D.K. Lau**, an unmarried individual and **John A. Lovric**, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Lot 14, WOODRIDGE ESTATES, according to the plat thereof, recorded in Volume 16, of Plats, pages 184 through 186, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Special Exceptions-Future property taxes and Exhibit "A" attached hereto and made a part thereof.

Dated 5/28/2002


Michael A. Latsha

²³⁶⁹
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2002

Amount Paid \$ 3168.40
Skagit Co. Treasurer

By  Deputy

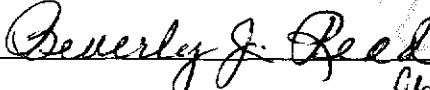
State of WASHINGTON }
County of KING } SS:

I certify that I know or have satisfactory evidence that

MICHAEL A. LASHA

~~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: 5/28/02



Notary Public in and for the State of Washington
Residing at Lake Forest Park
My appointment expires: 6/20/02

Exhibit "A"

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

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

An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Company, GTE Telephone Company, and TCI Cable Television Company, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

Easement delineated on the face of said plat;

For: Alley, access and utilities

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

Recorded: April 17, 1969 and October 29, 1969

Auditor's No.: 725479 and 732441, records of Skagit County, Washington

In favor of: Port of Anacortes

For: Unobstructed passage of aircraft over said premises

Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: August 26, 1997

Auditor's No.: 9708260013, records of Skagit County, Washington

Executed by: Homestead NW Dev. Co., a Washington corporation

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

Recorded: August 26, 1997

Auditor's No.: 9708260013, records of Skagit County, Washington

Imposed By: WAImposed by: Woodridge Estates Owners Association

Note as set forth on the face of said plat as follows:

There is a 5 foot utility easement abutting all interior lot lines in this plat.



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