



200206270108

Skagit County Auditor

6/27/2002 Page 1 of 3 3:39PM

## AFTER RECORDING MAIL TO:

James DePoppe  
1105 Hamilton-Cemetery Road  
Sedro-Woolley, WA 98284Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-101214-E

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): William H. Aldrich, Betty A. Aldrich

Grantee(s): James DePoppe

Abbreviated Legal: Lot 17, ELK RUN ESTATES, formerly known as the Plat of Max Sutton's, records of Skagit County, WA

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4619-000-017-0006/P105069

THE GRANTOR WILLIAM H. ALDRICH and BETTY A. ALDRICH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James DePoppe, 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.

# 28710  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated this 20th day of June, 2002

By William H. Aldrich  
William H. AldrichBy Amount Paid \$ 2314.00  
Skagit Co. Treasurer:  
By [Signature] DeputyBy Betty A. Aldrich  
Betty A. Aldrich

By \_\_\_\_\_

STATE OF WASHINGTON

County of Skagit } SS:

I certify that I know or have satisfactory evidence that William H. Aldrich and Betty A. Aldrich is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 24, 2002

[Signature]  
Carrie Huffer  
Notary Public in and for the State of WASHINGTON  
Residing at Burlington  
My appointment expires: 12/31/2003



## Exhibit A

Lot 17, "ELK RUN ESTATES", as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an Amendment to the Plat of "MAX SUTTON ESTATES", as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, pages 127 and 128, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

W. H. C.

B. A. A.



## EXCEPTIONS:

## A. COVENANTS AGAINST BLASTING WITHOUT NOTICE WITHIN 100 FEET OF TRANSMISSION LINE AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: September 19, 1930  
Auditor's No.: 237288

## B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: Undisclosed  
Recorded: May 23, 1994  
Auditor's No.: 9405230140  
Executed By: Coach Corral Incorporation

## C. SLOPE RIGHTS, INCLUDING TERMS AND CONDITIONS THEREOF:

The rights to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take natural course in the original reasonable grading of roads and ways shown hereon.

## D. Road dedication shown on the face of plat, as follows:

"The cost of construction and maintaining all roads not herein dedicated as Town Streets and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Town Council to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the Town Street Standards in all respects prior to acceptance by the Town."

## E. Utility Easement shown on face of plat as follows:

An easement is hereby reserved for and granted to all public and private utilities including but not limited to the Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain under-ground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

## F. Notes shown on the face of plat, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Residential;
4. Sewage Disposal - Individual on-site sewage system;
5. Water - City of Hamilton;

BAA  
W.H.A.



200206270108  
Skagit County Auditor