

AFTER RECORDING MAIL TO:  
Chad S. Fransson  
20302 Gardner Court  
Burlington, WA 98233



200208160049  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-102008-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Bruce D. Johnson, Shauna L. Johnson  
Grantee(s): Chad S. Fransson, Angela S. Fransson  
Abbreviated Legal: Lot 8, BROWN and McMILLEN DIVISION NO. 3, Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4710-000-008-0000/P112864

THE GRANTOR BRUCE D. JOHNSON and SHAUNA L. JOHNSON, husband and wife,  
DBA BRUCE JOHNSON CONSTRUCTION  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to CHAD S. FRANSSON and ANGELA S. FRANSSON, husband  
and wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 8, "PLAT OF BROWN AND McMILLEN, DIV. 3", as per plat recorded in Volume  
16 of Plats, pages 209 through 211, inclusive, 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.

3761  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

1 AUG 16 2002

Dated this 1st day of August, 2002

By Bruce D. Johnson  
Bruce D. Johnson

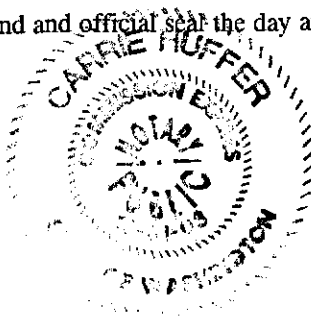
By Amount Paid \$ 3327.75  
Skagit County Treasurer  
mam Deputy

By Shauna L. Johnson by Bruce D. Johnson her attorney  
Shauna L. Johnson

STATE OF WASHINGTON }  
County of Skagit } SS:

On this 13th day of August, 2002 before me personally appeared Bruce D. Johnson, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for Shauna L. Johnson and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



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

## EXCEPTIONS:

## A. DECLARATION OF COVENANTS AND RESTRICTIONS FOR PLAT OF BROWN &amp; MCMILLEN, DIVISION NO. III, AS HERETO ATTACHED:


Dated: February 3, 1998  
Recorded: February 3, 1998  
Auditor's No.: 9802030008  
Executed By: Allen D. Brown and Gwen E. Brown,  
husband and wife

## B. Notes shown on face of Plat, as follows:

1. Zoning - Residential;
2. Sewage Disposal - Individual on-site sewage system;
3. This parcel lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law.
4. Soils data on file with Skagit County Permit Center.
5. Water supplied by skagit County P.U.D.
6. Change of location of access may necessitate a change of address; contact Skagit County Planning and Permit Center.
7. Impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fee shall be in accordance with the Agreements dated December 15, and December 18, 1995.

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## EXCEPTIONS CONTINUED:

## C. Dedication shown on Plat, as follows:

"Know all persons by these presents that we, the undersigned, hereby declare this plat and dedicate to the use of the public forever the use as roads and ways, and the right 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner. This subdivision has been made with the free consent and in accordance with the desires of the owner or owners."

## D. Easements shown on face of Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Cable Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots, unless shown otherwise, in which to install, lay, construct, review, 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, television, telephone and gas service, together with the right to enter upon lots at all times for the purposes stated.

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

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## EXCEPTIONS CONTINUED:

## D. (Continued):

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantors property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement."

## E. CONDITIONS CONTAINED IN INSTRUMENT:

Between: Skagit County  
And: Bruce D. Johnson  
Recorded: March 22, 2001  
Auditor's No.: 200103220113  
As Follows:

This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NRL lands consistent with SCC 14.16.810.



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