

**AFTER RECORDING MAIL TO:**

Richarda Carlson  
715 Brickyard Boulevard  
Sedro Woolley, WA 98284



200210080138  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00304-02

**Statutory Warranty Deed**

Grantor(s): Jeannne A Orcutt

Grantee(s): Richarda A. Carlson

Abbreviated Legal:

Lot 45, Plat of Brickyard Creek Division

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4587-000-045-0004 P102132

ISLAND TITLE CO.

C24261 Island Title

THE GRANTOR Jeannne A Orcutt, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richarda A. Carlson, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 45, Plat of Brickyard Creek Division, according to the plat thetroof, recorded in Volume 15 of Plats, pages 48 through 50, records of Skagit County Washington

Dated October 7, 2002

Jeannne A. Orcutt  
Jeannne A Orcutt

#4736  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 08 2002

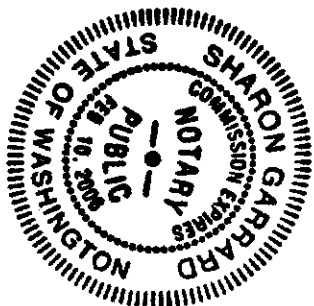
Amount Paid \$ 3204.00  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington }  
County of Skagit Island } SS:

I certify that I know or have satisfactory evidence that Jeannne A Orcutt

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: October 7, 2002



Sharon Garrard  
Sharon Garrard  
Notary Public in and for the State of Washington  
Residing at One Harbor  
My appointment expires: 2-10-2006

**SCHEDULE B-001**

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 26, 1935  
Auditor's No(s): 267764, records of Skagit County, Washington  
In favor of: Drainage District No. 14  
For: Right-of-way for drainage

**Note:** Exact location and extent of easement is undisclosed of record.

Said easement was amended by an instrument recorded on May 26, 1983, under Auditor's File No. 8305260004, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 17, 1956  
Auditor's No(s): 545341, records of Skagit County, Washington  
In favor of: Cascade Natural Gas  
For: 30 foot right-of-way for pipeline construction, maintenance and operation

**Note:** Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);  
Recorded: October 20, 1969  
Auditor's No(s): 732135, records of Skagit County, Washington  
In favor of: Elizabeth B. Christianson  
For: Right-of-way for ingress and egress, also the right to taker water from a water system

**Note:** Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 16, 1982  
Auditor's No(s): 8211160024, records of Skagit County, Washington  
In favor of: Cascade Natural Gas  
For: Right-of-way for natural gas pipeline construction, operation and maintenance

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

continued. . . . .



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6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 22, 1992  
Auditor's No(s): 9204220113, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Underground distribution and electric lines and appurtenances thereto  
Affects: The exterior 10 feet of all property bounded by streets

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

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel with and adjacent to the street frontage of all lots; TOGETHER WITH those specific easements as shown hereon in which to install, lay, construct, renew, 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, telephone, gas, water and television service, together with the right to enter upon lots at all times for the purposes stated.

10.5 foot wide sidewalk and utility easement.

10 foot wide Puget Sound Power and Light Company requested minimum building setback.

8. Easement delineated on the face of said plat;  
For: Underground utilities  
Affects: The exterior 7 feet of all lots adjacent to street

9. Note on the face of said plat, as follows:

Zoning – R – 8.4 (Residential. 8400 Sq. Ft. Min. Lot Size)

10. Articles of Incorporation of North Central Division and Brickyard Creek Community;  
Recorded: April 30, 1993  
Auditor's No.: 9304300086, records of Skagit County, Washington  
Executed by: LDV Partnership, et al

AMENDED by instrument(s):

Recorded: June 20, 1997  
Auditor's No(s): 9706200039, records of Skagit County, Washington

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11. Bylaws of North Central and Brickyard Creek Community Association Article I;  
Recorded: April 30, 1993  
Auditor's No.: 9304300085, records of Skagit County, Washington  
Executed by: LDV Partnership, et al

AMENDED by instrument(s):

Recorded: June 20, 1997

Auditor's No(s): 9706200039, records of Skagit County, Washington

12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
**Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: May 9, 1966  
Auditor's No.: 682545, records of Skagit County, Washington  
Executed By: Northern Pacific Railway  
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such subsurface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere, and also together with the right to the use, in common with the Grantee, her heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the Grantee, her heirs or assigns. The Grantor, its successors and assigns, shall only be obligated to reasonably compensate the Grantee or her heirs or assigns for actual physical damage to buildings, fences or other structures upon said land, sustained as a result of the use hereof by the Grantor, its successors or assigns.

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13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: September 29, 1992  
Auditor's No(s): 9209290103, records of Skagit County, Washington  
Executed By: LDV Partnership, North Central II Partnership, et al

14. Covenants, conditions, and restrictions contained in declaration of restriction, 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: September 29, 1992  
Auditor's No.: 9209290105, records of Skagit County, Washington  
Executed By: LDV Partnership, Daniel R. Madlung

AMENDED by instrument(s):

Recorded: June 20, 1997  
Auditor's No(s): 9706200039, records of Skagit County, Washington

15. Covenants, conditions, and restrictions contained in instrument(s), 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: September 6, 1966  
Auditor's No(s): 687896, records of Skagit County, Washington  
Executed By: Northern Pacific Railway

16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 29, 1992  
Auditor's No(s): 9209290105, records of Skagit County, Washington  
Imposed By: North Central and Brickyard Creek Community Association

AMENDED by instrument(s):

Recorded: June 20, 1997  
Auditor's No(s): 9706200039, records of Skagit County, Washington

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17. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 9, 1983  
Auditor's No.: 8306090019, records of Skagit County, Washington  
In favor of: Cascade Natural Gas  
For: Right-of-way for natural gas pipeline construction, operation and maintenance

**Note:** Exact location and extent of easement is undisclosed of record.

- END OF SCHEDULE B-001 -



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