

AFTER RECORDING MAIL TO:



200210170122

Skagit County Auditor

10/17/2002 Page 1 of 2 3:37PM

Name **AMERICAN ESCROW**

Address **8717 271ST AVENUE NW/PO BOX 1149**

City, State, Zip **STANWOOD, WA. 98292**

Filed for Record at Request of: #20099

P-102861

STATUTORY WARRANTY DEED

THE GRANTOR(S) DIETRICH CONSTRUCTION COMPANY, L.L.C.

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
in hand paid, conveys, and warrants to **JAMES PEAKE, JR. AND SHARY PEAKE, HUSBAND AND WIFE**

the following described real estate, situated in the County of **SKAGIT**, State of Washington:

LOT 9, "CASCADE HEIGHTS", as per plat recorded in Volume 16 of Plats, pages 85 and 86, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" attached hereto which by this reference is made a part hereof.

Assessor's Property Tax Parcel/Account Number: #**4667-000-009-0000**

Dated: OCTOBER 11, 2002

DIETRICH CONSTRUCTION COMPANY, L.L.C.

STATE OF

COUNTY OF

On this 15 day of October, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Peake, Jr. and Shary Peake to me known to be the Managers OF DIETRICH CONSTRUCTION COMPANY, L.L.C., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal hereto affixed the day and year first above written.

CLAIRE SCIACCA

Notary Public in and for the State of Washington

My appointment expires: 11/29/2005

#4888

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 17 2002

Amount Paid \$ 436.10
By Deputy
Skagit Co. Treasurer

LPB-10(i) 7/97

Exhibit A

EXCEPTIONS:

A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

B. Easements as shown on the plat, as follows:

An easement is hereby reserved for and granted to City of Concrete, Puget Sound Power & Light Co., General Telephone Co of the Northwest, Inc., Cascade Natural Gas Corp. and Summit Cablevision of Washington, Inc. and their respective successors and assigns under and upon the dedicated streets and avenues shown hereon and other utility easements shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with 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 the unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

C. Notes shown on the face of the Plat, as follows:

1. Zoning - Residential;
2. Water - City of Concrete;
3. Sewer - City of Concrete;

D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: South 10 feet
Area Affected: Drainage

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: West 10 feet
Area Affected: Utilities

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: South 5 feet of the West 15 feet
Area Affected: Pol and guy wire

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Town of Concrete, a municipal corporation
Purpose: For drainage purposes
Area Affected: The East 10 feet
Dated: March --, 2002
Recorded: March 22, 2002
Auditor's No.: 200203220083



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Skagit County Auditor