

AFTER RECORDING MAIL TO:  
Christian C. Knutzen  
1835 Monroe Street  
Burlington, WA 98233



200302250074  
Skagit County Auditor  
2/25/2003 Page 1 of 2 11:24AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 105019-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Roger B. Capron and Patricia A. Capron  
Grantee(s): Christian C. Knutzen and Billie Jo Knutzen  
Abbreviated Legal:  
Assessor's Tax Parcel Number(s): 4640-000-006-0005/P107036, P107036

THE GRANTOR ROGER B. CAPRON and PATRICIA A. CAPRON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHRISTIAN C. KNUTZEN and BILLIE JO KNUTZEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 6, "PLAT OF MONROE STREET ADDITION," as per plat recorded in Volume 16 of Plats, pages 10, 11 and 12, 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.

Dated January 18, 2003

Roger B. Capron  
Roger B. Capron

Patricia A. Capron  
Patricia A. Capron

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#837

FEB 25 2003

Amount Paid \$ 2002.11  
By [Signature] Skagit Co. Treasurer Deputy

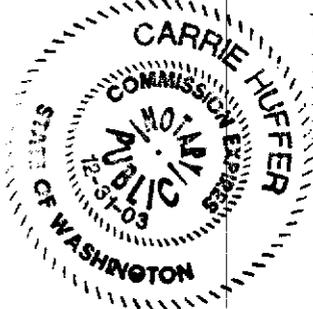
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Roger B. Capron and Patricia A. Capron** 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: February 21, 2003

[Signature]

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



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: An underground electric transmission and/or distribution system  
 Area Affected:

Easement No. 1: All streets and road rights of way and any greenways or common area as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of ways.

Dated: August 25, 1994  
 Recorded: September 12, 1994  
 Auditor's No.: 9409120091

B. Easement provision contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Burlington; Public Utility District No. 1; Puget Power; G.T.E.; Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns, under and upon the exterior feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated."

C. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of street, avenues, alleys and roads, as dedicated in the plat.

D. Covenants, conditions and restrictions contained in said plat, as follows:

- 1.) Buyers should be aware that this plat is located in the flood plain of the Skagit River and significant elevation may be requires for the first living floor of residential construction.
- 2.) Tracts "A" and "B" represent area outside of road right of way and are to be boundary line adjusted to adjoining properties. Said tracts do not represent building lots.
- 3.) No fence shall be constructed across the access road or in the detention/retention pond areas.
- 4.) Mowing and maintenance of the drainage easement areas shall be the responsibility of the individual lot owners.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: November 16, 1994  
 Recorded: November 16, 1994  
 Auditor's No.: 9411160060  
 Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife

F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities  
 Affects: South 10 feet and North 15'

*[Handwritten initials: DFC]*  
*[Handwritten initials: RBE]*



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 Skagit County Auditor