

AFTER RECORDING MAIL TO:

Name

Address 1341 Crystal Lane

City, State, Zip Burlington, WA 98233



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Skagit County Auditor  
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Escrow No. 30445

FIRST AMERICAN TITLE CO.

71858-2

### Special Warranty Deed

THE GRANTOR Wells Fargo Home Mortgage, Inc for and in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

TONI L. SIMONSON, a single person

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

Lot 12, "PLAT OF COUNTRY AIRE PHASE 2", according to the plat thereof recorded in Volume 15 of Plats, Pages 119 and 120, records of Skagit County, Washington.

#### SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT "B" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

#1515  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 31 2003

Amount Paid \$ 2563.20  
Skagit Co. Treasurer  
By Deputy

Lot 12, "Country Aire Phase 2"

Assessor's Property Tax Parcel Account Number(s): 4615-000-012-0001 (P104131)

The Grantor for itself and for it's successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated 3/21/03

Wells Fargo Home Mortgage, Inc.

By:

Ami Curtis  
Assistant  
Vice President



STATE OF Maryland  
COUNTY OF Fredrick } ss

I certify that I know or have satisfactory evidence that Ami L. Curtis is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the Asst. Vice President of Wells Fargo Home Mortgage, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/21/03

Amber Taber

Notary Public in and for the State of AMBER TABER  
Residing at NOTARY PUBLIC STATE OF MARYLAND  
My appointment expires: My Commission Expires September 10, 2005



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EXHIBIT "A"

Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.  
(SEE COPY ATTACHED)

EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	October 26, 1992
Recorded:	October 29, 1992
Auditor's No:	9210290099
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1: All street and road rights of way 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 way.

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	Country Aire Phase 2
Recorded:	November 10, 1993
Auditor's No:	9311100033
(Copy attached)	

Said matters include but are not limited to the following:

- a. Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
- b. Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.
- c. The property is impacted by agricultural uses on adjacent and nearby property, and by odors associated with the Burlington Waste Water Treatment Plant located to the East off South Section Street and odors associated with National Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property off Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority or the Department of Ecology. The purchaser of any parcel, developed or undeveloped, within the borders of this Plat assumes the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.
- d. An easement is hereby reserved for and granted to the 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 10 feet of front boundary lines of all lots and tracts, 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 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.



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

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:

June 11, 1993

Recorded:

June 11, 1993

Auditor's No:

9306110140

Executed by:

Kendall D. Gentry and Nancy F. Gentry, husband and wife; and  
Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090, a copy of which is hereto attached.



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EXHIBIT "B"

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

David J. A. —

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