

AFTER RECORDING MAIL TO:
Mr. and Mrs. Donald A. Tapley
12634 Wedgewood Drive
Burlington, WA 98233



200305290038
Skagit County Auditor

5/29/2003 Page 1 of 4 8:50AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106965-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Patrick D. Miller, Cherie Miller, Kirk H. Brownell, Sandra L. Brownell, Mark A. Brownell and Rebecca M. Brownell

Grantee(s): Donald A. Tapley and Debra J. Tapley

Abbreviated Legal: Lot 1 of PS PL02-0134 in 30-35-3 E W.M.

Assessor's Tax Parcel Number(s): 350330-4-008-0100/P35052, P35052

THE GRANTOR PATRICK D. MILLER and CHERIE MILLER, husband and wife; KIRK H. BROWNELL and SANDRA L. BROWNELL, husband and wife; and MARK A. BROWNELL and REBECCA M. BROWNELL, husband and wife, in indeterminate undivided interests for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DONALD A. TAPLEY and DEBRA J. TAPLEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Short Plat No. PL02-0135, recorded February 14, 2003, under Auditor's File No.

200302140081, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 and of Government Lot 4, Section 30, Township 35 North, Range 3 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Parkside Lane, as shown on the face of said Short Plat No. 95-030 and on the face of Short Plat No. 98-007, approved June 21, 1999, recorded June 24, 1999 in Volume 14 of Short Plats, pages 35 and 36, under Auditor's File No. 9806240104.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated May 24, 2003

Patrick D. Miller

Kirk H. Brownell

Mark A. Brownell

Cherie Miller

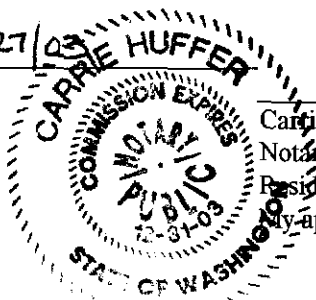
Sandra L. Brownell

Rebecca M. Brownell

TATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Patrick D. Miller, Cherie Miller, Kirk H. Brownell, Sandra L. Brownell, Mark A. Brownell and Rebecca M. Brownell 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: 5/27/03



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: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Pipe or pipes, line or lines or related facilities
Area Affected: A 60 foot strip of land located in the Southwest ¼ of the Southeast ¼, shown as a 60 foot access and utility easement on Short Plat No. 95-030.
Dated: September 13, 1996
Recorded: September 16, 1996
Auditor's No.: 9609160043

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Purpose: One or more electric distribution systems
Area Affected: Exact location not described
Dated: July 8, 1998
Recorded: August 11, 1998
Auditor's No.: 9808110131

C. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Paul J. Weyer and Helen M. Weyer
Recorded: June 24, 1999
Auditor's No.: 9906240105

D. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Paul J. Weyer and Helen Weyer Trust
Recorded: May 26, 2000
Auditor's No.: 200005260142

E. DECLARATION OF VIEW ENHANCEMENT EASEMENT AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS HERETO ATTACHED:

Declaration Dated: February 13, 2003
Recorded: February 14, 2003
Auditor's No.: 200302140082
Executed By: Pat and Sherry Miller, Kirk and Sandra Brownell and Mark and Rebecca Brownell

2553
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 29 2003

Amount Paid \$ 2,907.00
Skagit Co. Treasurer
By Deputy



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Skagit County Auditor

EXCEPTIONS CONTINUED:

F. PUD NO 1 EASEMENT DEDICATION -

"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 PUD 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 on proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and remove from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns thereby conveyed 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 grantor's 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 district's use of the easement.

G. Notes shown on Short Plat, as follows:

The Short Plat Number and date of approval shall be included in all deeds and contracts;

All maintenance and construction of private driveway to Lots 1 and 2 is the responsibility of the property owners of Lots 1 and 2. Maintenance of Parkside Lane is the responsibility of all property owners abutting the road and/or using it for the benefit, including the property owners of Lots 1, 2 and 3 of this Short Plat.

No building permit shall be for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District.

Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center;

In no case shall the County accept a dedication or any obligation as to any such road, streets, and/or alley until the same and all roads, streets, and/or alleys connecting to the same to the full current County road system have been brought up to full County road standards and a right of way deed has been transferred to and accepted by the County.

Side Yard set backs: 8' on interior Lots, 20' on street right-of-way;
Front yard set backs: 35', 25' on minor access and dead end streets;
Back yard set backs: 25'

Zoning/Comprehensive Plan Designation - Rural intermediate @;



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Schedule B-1

106965-PE

EXCEPTIONS CONTINUED:

G. (continued):

Water – Skagit County PUD #1;

Sewer – Private drainfields;

Power – Puget Sound Power & Light Company;

Gas – Cascade Natural Gas Corporation;

Cable TV – AT&T Broadband;

Telephone: Verizon Northwest.

H. EASEMENT SHOWN ON SHORT PLAT:

For:	Access and utilities
Affects:	As shown on Short Plat.



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