

AFTER RECORDING MAIL TO:  
Scott Willis  
5057 Aerie Lane  
Sedro Woolley, WA 98284



200305300256  
Skagit County Auditor

5/30/2003 Page 1 of 2 3:32PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00927-03

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

106332

Grantor(s): Erik P. Beauvais and Heather J. Steavenson  
Grantee(s): Scott D. Willis  
Abbreviated Legal:  
Lot 37, Eagle Valley P.U.D.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4632-000-037-0006 / P106930

THE GRANTOR Erik P. Beauvais and Heather J. Steavenson, each as his/her separate property, as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scott D. Willis, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 37, "EAGLE VALLEY P.U.D.," as per plat recorded in Volume 15 of Plats, pages 181 through 183, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Exhibit "A" hereto attached and made a part hereof.

Dated 5-30-03

Erik P. Beauvais Heather J. Steavenson  
Erik P. Beauvais Heather J. Steavenson  
REAL ESTATE EXCISE TAX

MAY 30 2003

Amount Paid \$ 2402.10  
Skagit Co. Treasurer

By [Signature] Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Erik P. Beauvais and Heather J. Steavenson

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: 5/30/03

Kelli A Mayo  
Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005



EXHIBIT "A"

EXCEPTIONS:

- A. 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: July 18, 1994  
Recorded: July 21, 1994  
Auditor's No.: 9407210002  
Executed By: Kendall D. Gentry and Nancy F. Gentry

FIRST AMENDMENT TO DECLARATION FOR EAGLE VALLEY P.U.D.

Dated: November 13, 1997  
Recorded: November 14, 1997  
Auditor's No.: 9711140045

- B. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
- C. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Skagit County, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp. and T.V. Cable and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, 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.



200305300256

Skagit County Auditor