

AFTER RECORDING MAIL TO:
James C. Chace and Ludmila P. Chace
1615 North 43rd Place
Mount Vernon, WA 98273



200306130289
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107193-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): LLOYD & LLOYD, dba The Rooster Company
Grantee(s): James C. Chace and Ludmila P. Chace
Abbreviated Legal Lot 1, "PLAT OF SPINNAKER COVE"
Assessor's Tax Parcel Number(s): 340415-0-018-0200/P118167, P118167

4802-000-001-0000
P119513

THE GRANTOR LLOYD & LLOYD, dba The Rooster Company, a Washington General Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James C. Chace and Ludmila P. Chace, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "PLAT OF SPINNAKER COVE," as per plat recorded on September 17, 2002 under Auditor's File No. 200209170010, records of Skagit County, Washington.

#2886
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

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

JUN 13 2003

Dated June 5, 2003

Amount Paid \$ 2999.30
Skagit Co. Treasurer
By Deputy

LLOYD & LLOYD, dba The Rooster Company

By: William H. Lloyd, Partner

By: Sadie A. Lloyd, Partner

STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence William H. Lloyd and Sadie A. Lloyd

Are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated are authorized to execute the instrument and is Partners

of LLOYD & LLOYD, dba The Rooster Company
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 12, 2003



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

EXCEPTIONS:

A. Mineral rights as reserved to W.M. Lindsey and Emma J. Lindsey, husband and wife. Said mineral rights are now vested in Skagit County.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The East 10 feet of the subject property
Dated: September 24, 1991
Recorded: October 2, 1991
Auditor's No.: 9110020102

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Water pipeline
Area Affected: East 10 feet of the subject property
Dated: December 31, 1991
Recorded: January 3, 1992
Auditor's No.: 9201030035

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Richard D. Cejka and Penelope B. Cejka, husband and wife
Purpose: For ingress, egress and utilities
Area Affected: The East 10 feet
Dated: May 24, 1991
Recorded: May 28, 1991
Auditor's No.: 9105280082

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Easement #1: All streets and road rights of way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement #2: A strip of land 15 feet in width across all lots, tracts and open 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.
Dated: May 17, 2002
Recorded: May 29, 2002
Auditor's No.: 200205290045

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[Handwritten initials]



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EXCEPTIONS CONTINUED:

F. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR SPINNAKER COVE, AS HERETO ATTACHED:

Declaration Dated: September 12, 2002
Recorded: September 17, 2002
Auditor's No.: 200209170011
Executed By: Robert E. Emmons and Eula O. Emmons
(copy attached)

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: The East 17 feet of the South 10 feet
Dated: September 18, 2002
Recorded: September 27, 2002
Auditor's No.: 200209270023

H. 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.

I. PRIVATE DRAINAGE EASEMENT -

"An easement for the purpose of conveying local, storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the lot owners and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easement for emergency purposes at its own discretion."

EASEMENTS -

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., and AT&T Broadband and their respective successors and assigns under and upon the road and utility easements as 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 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."

J. EASEMENT SHOWN ON FACE OF PLAT:

For: Utilities
Affects: East 15 feet



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