



200306300401

Skagit County Auditor

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3 3:18PM

WHEN RECORDED RETURN TO
ROBERT W. FARKASCH
1250 HILLCREST DRIVE
BURLINGTON, WASHINGTON 98233

LAND TITLE COMPANY OF SKAGIT COUNTY



CHICAGO TITLE INSURANCE COMPANY

5100451

STATUTORY WARRANTY DEED

Dated: JUNE 27, 2003

THE GRANTOR

REYNOLDS E. JEROME AND CAROL C. JEROME, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ROBERT W. FARKASCH AND SABINE M. LANGNER, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

4755-000-007-0000

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

LOT 7, PLAT OF TINAS COMA, AS PER PLAT RECORDED ON AUGUST 11
2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

3105
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2003

Amount Paid \$ 6408.00
Skagit Co. Treasurer
By Deputy

REYNOLDS E. JEROME

CAROL C. JEROME

SWD/RDA/0899

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT [RCW 42.44.100]

State of Washington

County of Spokane

} ss.

I certify that I know or have satisfactory evidence that

Reynolds E. Jerome
Name of Signer

is the person who appeared before me, and said
person acknowledged that he/she signed this
instrument and acknowledged it to be his/her free
and voluntary act for the uses and purposes
mentioned in the instrument.

Dated: June 27, 2003

Month/Day/Year



Place Notary Seal Above

Joanna C. Whitaker
Signature of Notarizing Officer

Notary Public
Title (Such as "Notary Public")

My appointment expires

Oct 01, 2006

Month/Day/Year of Appointment Expiration

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 6-27-03 Number of Pages: 1

Signer(s) Other Than Named Above: Carol E. Jerome

Right Thumbprint
of Signer

Top of thumb here



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5100451

A. SLOPE RIGHTS AND WAIVER OF DAMAGES AS SHOWN ON PLAT, AS FOLLOWS:

Right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said street and avenues.

B. EASEMENTS SHOWN ON THE FACE OF PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington Inc. and their respective successors and assigns under and upon the exterior ten (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, line, 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.

Water Pipeline Easement:

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

Grantor, its heirs, successors, or assigns hereby conveys 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.

C. Declaration of Protective Covenants, Restrictions, Easements and Reservations, including provision for the levy of Assessments by Tinas Coma Owners Association, and the terms and conditions thereof:

Executed By:	Property Investors, L.L.C.
Recorded:	August 24, 2000
Auditor's File No.:	200008240005

D. EASEMENT SHOWN ON PLAT, AS FOLLOWS:

For:	Various purposes
Affects:	As shown



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EXHIBIT/RDA/0999