

AFTER RECORDING MAIL TO:
Mr. and Mrs. Tom R. Banta, Sr.
16737 Gailee Drive
Burlington, WA 98233



200307160103
Skagit County Auditor

7/16/2003 Page 1 of 2 1:02PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107434-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Denise N. Davis
Grantee(s): Tom R. Banta, Sr. and Monique Banta
Abbreviated Legal: Lot 27, Country Club Meadows #3
Assessor's Tax Parcel Number(s): 4593-000-027-0006/P102711, P102711

THE GRANTOR DENISE N. DAVIS, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TOM R. BANTA and MONIQUE BANTA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 27, "PLAT OF COUNTRY CLUB MEADOWS DIV. NO. 3," as per plat recorded in Volume 15 of Plats, pages 60 and 61, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated July 11, 2003


Denise N. Davis

3511
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 16 2003

Amount Paid \$ 3978.00
Skagit County Treasurer
By: *Jam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Denise N. Davis**
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 14, 2003


Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



EXCEPTIONS:

A. Dedication provision contained on the face of the Plat, as follows:

"...the right 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways 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 road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

B. Easement provision contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of the front boundary lines of all lots and tracts and other utility easements shown hereon 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, together 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."

C. Typical Building Set Backs shown on the face of the Plat, as follows:

Rear Set Back: 25 feet
Side Set Back: 10 feet
Front Set Back:

Lot Nos.	Set Back
14,15,30 & 31	35 feet
16,28 & 29	30 feet
17 to 27, inclusive	25 feet

D. Notes contained on the face of the Plat, as follows:

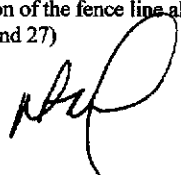
1. Zoning - Residential;
2. Water - P.U.D. No. 1;
3. Sewage - City of Burlington Public Sewer.

E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION:

Executed By: Piazza Construction
Recorded: September 21, 1992
Auditor's No.: 9209210151

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage
Area Affected: As shown on plat

G. Any question as to the location of the fence line along the North boundary.
(Affects Lots 23, 24, 25, 26 and 27)

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