

AFTER RECORDING MAIL TO:  
Ralph Walter DeRemer, Jr.  
1609 N. 43rd Place  
Mount Vernon, WA 98273



200308050156  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108284-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): The Rooster Company  
Grantee(s): Ralph Walter DeRemer, Jr. and Lisa DeRemer  
Abbreviated Legal Lot 3, "PLAT OF SPINNAKER COVE,"  
Assessor's Tax Parcel Number(s): 4802-000-003-0000, P119515

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 Ralph Walter De Remer, Jr. and Lisa De Remer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "PLAT OF SPINNAKER COVE," as per plat recorded on September 17, 2002 under Auditor's File No. 200209170010, 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 August 4, 2003

#3900  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 05 2003

Amount Paid \$/ 3026.00  
Skagit Co. Treasurer  
By Deputy

The Rooster Company

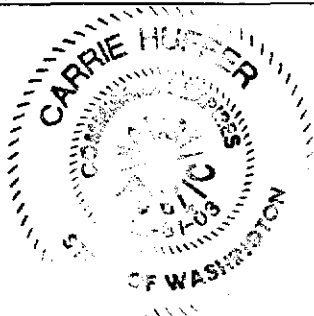
By: William Lloyd, General Partner

By: Sadie A. Lloyd, General Partner

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence William Lloyd & Sadie A. Lloyd  
are the persons who appeared before  
me, and said persons acknowledged that they signed this instrument, on oath stated They  
authorized to execute the instrument and is General 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: August 4, 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

*[Handwritten signature]*



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Skagit County Auditor

## 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

*SWP  
WHL*



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Schedule "B-1"

108284-PE

EXCEPTIONS CONTINUED:

K. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Setback
Area Affected:	East 25 feet

L. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Drainage
Area Affected:	West 20 feet

*WHS*  
*Sas*



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