

AFTER RECORDING MAIL TO:
Steven Richards
13835 Seaview Way
Anacortes, WA 98221

200308070131
Skagit County Auditor
8/7/2003 Page 1 of 2 3:23PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108442-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Julia R. Berry
Grantee(s): Steven Richards and Jennifer Richards
Abbreviated Legal Description: Lot 15, Seaview Div. 2.
Assessor's Tax Parcel Number(s): P83462/4498-000-015-0004

THE GRANTOR Julia R. Berry, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Richards and Jennifer Richards, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 15, "PLAT OF SEAVIEW DIV. NO. 2," as per plat recorded in Volume 14 of Plats, pages 52 and 53, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated August 4, 2003

Julia R. Berry
Julia R. Berry

3963
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

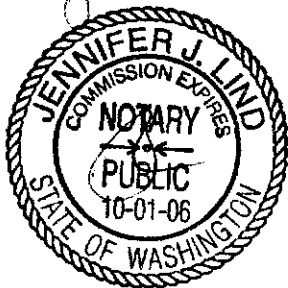
AUG 07 2003

Amount Paid \$ 4773.60
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Julia R. Berry
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: August 7, 2003



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/01/06

A. EASEMENT DEDICATED ON THE FACE OF SAID PLAT:

For: Slopes for cuts and fills and the right to drain where water might take a natural course

B. EASEMENT DEDICATED ON THE FACE OF SAID PLAT AS FOLLOWS:

An easement is hereby reserved for and granted to P.S.P. & L. Co., Cascade Natural Gas Company, San Juan Fidalgo Cable Company, General Telephone Company, and their respective successors and assigns under and upon the front 7 feet of each lot bordering Seaview Way as indicated on the Plat of Seaview Div. No. 2 and the above described access and utility easement serving the lots at the Plat of Seaview Div. No. 2 in which to install, lay, construct, review, operate and maintain underground conduits, cables, wires and waterline with necessary facilities and other equipment for the purposes of serving the subdivision and other property with gas, electric, water, television and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

C. 7 foot utility easement as delineated on the face of said plat.

D. Terms and provisions of that certain contract:

Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694, record of Skagit County, WA
By: O.B. McCorkle and Esther McCorkle, his wife; and
Between: Del Mar Community Service, Inc., a Washington Corporation
Providing: Among other matters for the certificates of membership

E. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument

Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Imposed By: Del Mar Community Services, Inc.

F. Covenants, conditions, restrictions and easements in declaration of restrictions:

Recorded: November 16, 1989
Auditor's No.: 8911160033, records of Skagit County, WA

G. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), disclosed by instrument:

Recorded: November 16, 1989
Auditor's No.: 8911160033, records of Skagit County, WA
Imposed: Seaview Homeowners Association



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