

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kenneth S. Sides
13370 Bridgeview Way
Mount Vernon, WA 98273



200310170081
Skagit County Auditor
10/17/2003 Page 1 of 3 12:08PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109429-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Dale R. Kloes and Carol L. Kloes
Grantee(s): Kenneth S. Sides and Shelley A. Sides
Abbreviated Legal: Lot 10, Bridgewater Estates II
Assessor's Tax Parcel Number(s): 4659-000-010-0000, P108450

THE GRANTOR DALE R. KLOES and CAROL L. KLOES, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **KENNETH S. SIDES and SHELLEY A. SIDES, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "BRIDGEWATER ESTATES, PHASE II", as per plat recorded in Volume 16 of Plats, pages 65 and 66, records of Skagit County, Washington;

EXCEPT that portion of Lot 10 lying within the following description:

Beginning at the intersection of the East right-of-way margin of the county road (Bayview Edison Road) and the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M.;
thence South 89°40'37" East 832.07 feet along said North line (also being the South line of Tract X as shown on Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224) to the Southeast corner of Tract X (also being a common corner to Lots 6 and 7 of said Final Plat of Bridgewater Estates, Phase I, as recorded in Volume 15 of Plats, pages 174 and 175) and being the true point of beginning;
thence continue South 89°40'37" East, 982.93 feet along said North line of the Northwest 1/4 of the Southwest 1/4;
thence North 00°03'42" East, 8.65 feet parallel with the East line of the Southwest 1/4 of said Section 32 to an existing fence line (as shown on the face of said Final Plat of Bridgewater Estates Phase I, and in the Final Plat of Bridgewater Estates Phase II);
thence North 89°25'16" West 982.88 feet along said fence line to the West line of said Lot 6, Final Plat of Bridgewater Estates Phase I (also being the Northeast corner of said Tract X, Short Plat No. 93-033);
thence South 00°24'55" West 13.04 feet along the East line of said Tract X to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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

Dated, October 9, 2003

Dale R. Kloes

Carol L. Kloes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5400

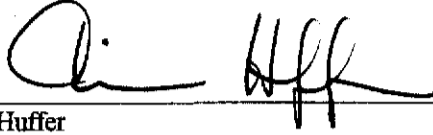
OCT 17 2003

Amount Paid \$ 5967.00
Skagit Co. Treasurer
By Deputy

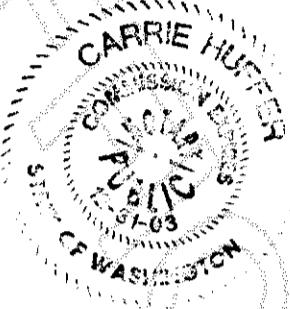
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Dale R. Kloes and Carol L. Kloes**
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 14, 2003



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



Schedule "B-1"

109429-PE

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company,
a Washington Corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: EASEMENT NO. 1: All streets and road right-of ways as now
or hereafter designed, platted, and/or constructed within the
above described property. (When said streets and roads are
dedicated to the public, this clause shall become null and void.)
EASEMENT NO. 2: A strip of land 7 feet in width across all
lots, tracts and spaces located within the above described
property being parallel to and coincident with the
boundaries of all private/public street and road right-of-ways.
Dated: September 24, 1992
Recorded: October 15, 1992
Auditor's No.: 9210150102

B. COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING TERMS AND CONDITIONS
THEREOF:

Executed By: King's Men Construction, Inc.
Recorded: August 26, 1994
Auditor's No.: 9408260106



C. UTILITY NOTES SHOWN ON FACE OF PLAT:

1. Alternative on-site sewage systems may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details;
2. Skagit County Public Utility District No. 1 will serve potable water to this plat;
3. Per an agreement made between King's Men Construction Company, Inc. and drainage District No. 8 of Skagit County on July 28, 1992. The following fees will be paid to the said district by King's Men:

- Ten thousand dollars by the final approval of this plat. This sum is a condition precedent to the granting of the final plat.

- One thousand dollars for each building lot within the plat to be paid as each building permit is granted.

- Continued -



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D. WATER PIPELINE EASEMENT SHOWN ON FACE OF PLAT:

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 or maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocated, 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 districts use of the easement.

E. Dedication on face of Plat, as follows:

"...rights 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 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 re-routing shall be done by and at the expense of such owner."

F. EASEMENTS SHOWN ON FACE OF PLAT:

For: Drainage, utilities and driveway access
Affects: As shown on face of plat



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