200312090003
Skagit County Auditor
12/9/2003 Page 1 of 2 8:47AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert T. Carlson
335 Bennett Street
Sedro Woolley, WA 98284

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 110022-PE

LAND TITLE COMPANY

Statutory Warranty Deed

Grantor(s): Ryan K. Hendrickson and Elizabeth D. Hendrickson
Grantee(s): Robert T. Carlson and Sally A. Carlson
Abbreviated Legal: Lot 6, Garden Meadow
Assessor's Tax Parcel Number(s): 4443-000-006-0001, P82519

THE GRANTOR RYAN K. HENDRICKSON and ELIZABETH D. HENDRICKSON, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ROBERT T. CARLSON and SALLY A. CARLSON, husband and wife** the following described real estate, situated in the County of **Skagit**, State of Washington.

Lot 6, "PLAT OF GARDEN MEADOW," as per plat recorded in Volume 13, of Plats, page 48, 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 **December 2, 2003**

Ryan K. Hendrickson

Elizabeth D. Hendrickson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ryan K. Hendrickson and Elizabeth D. Hendrickson**
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: 12-4-03

CARRIE HUFFER
COMMISSION EXPIRES 12/31/03
NOTARY PUBLIC
STATE OF WASHINGTON

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#6234
DEC 09 2003
Amount Paid $ 2050.00
Skagit Co. Treasurer
By Deputy

UNOFFICIAL DOCUMENT

Schedule "B-1" **110022-PE**

EXCEPTIONS:

A. RESTRICTION CONTAINED IN DEED:

Recorded:	April 29, 1981
Auditor's No.:	8104290048
Executed By:	Allen D. Brown and Gwen E. Brown, husband and wife, as to an undivided 1/3 interest; Gary K. McMillen and Patricia McMillen, husband and wife, as to an undivided 1/3 interest; and Donald F. Van Etten, as his separate property, as to an undivided 1/3 interest

As Follows:

"There are to be no Mobile Homes allowed on said premises or any subdivision thereof smaller than double wide Mobile Homes 24 feet in width."

B. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

C. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television and telephone service, together with the right to enter upon lots at all times for the purposes stated."

D. Provisions set forth on the face of the Plat, as follows:

1. All lots shall access onto interior plat roads. No access onto Garden of Eden or Jones Roads;

2. The drainfield area for Lot 19 is an easement in the Southwestern portion of Lot 18, as shown on the final plat;

3. Any owner of Lot 18 shall not disturb that drainfield easement area in any manner that would make that area potentially unusable as a drainfield area.

E. EASEMENT SHOWN ON PLAT:

For:	Sewer
Affects:	North 20 feet

RH EH

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