

AFTER RECORDING MAIL TO:
James H Smith
1004 Commerical Avenue/PMB 314
Anacortes, WA 98221



200312290126
Skagit County Auditor
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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 110052-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Peter A. O'Mara and Janet K. O'Mara
Grantee(s): James H Smith and Barbara M Smith
Abbreviated Legal: Lot 38, Woodridge Estates
Assessor's Tax Parcel Number(s): P111887/4699-000-038-0000

THE GRANTOR Peter A. O'Mara and Janet K. O'Mara, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES H. SMITH and BARBARA M. SMITH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 38, "PLAT OF WOODRIDGE ESTATES," as per plat recorded in Volume 16 of Plats, pages 184 through 186, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated December 9, 2003

Peter A. O'Mara
Peter A. O'Mara

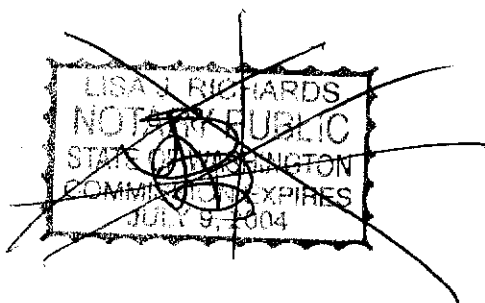
Janet K. O'Mara
Janet K. O'Mara

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID #6523
DEC 29 2003
Amount Paid \$ 3974.74
By: [Signature] Skagit County Treasurer Deputy

I certify that I know or have satisfactory evidence that Peter A. O'Mara and Janet K. O'Mara the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be Their free and voluntary act and for the uses and purposes mentioned in this instrument.

Dated: December 18, 2003



Karan O. Thompson
~~Lisa J. Richards~~
Notary Public in and for the State of Washington
Residing at Mount Vernon Burlington
My appointment expires: July 9, 2004 3-105

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: October 29, 1969
Auditor's Nos.: 732441 and 732445

B. Standard Easement Provisions as shown on Plat, as follows:

"An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Company, GTE Telephone Company, and TCI Cable Television Company, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone, and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated."

C. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS:

Executed By: Homestead NW Dev. Co.
Recorded: August 26, 1997
Auditor's No.: 9708260013

D. 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.

E. EASEMENT SHOWN ON FACE OF PLAT:

Purpose: Utilities and alley access
Area Affected: Front 10 feet



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