

AFTER RECORDING MAIL TO:

Jane Fraser
20059 Parkridge Ln.
Sedro Woolley, WA 98284



200401220101
Skagit County Auditor

1/22/2004 Page 1 of 5 3:39PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-01765-03

Statutory Warranty Deed

CHICAGO TITLE C29584

Grantor(s): Mark R. Cornish and Sandra A. Cornish

Grantee(s): Jane W. Fraser

Abbreviated Legal:

Ptn Lts 10-44, Parcel Map No. 518-81, HIDDEN MEADOWS, Being ptn 32 and 33-36-4 and 4-35-4

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 360433-3-003-0204 - 360433-3-003-0105 10P

THE GRANTOR Mark R. Cornish and Sandra A. Cornish, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jane W. Fraser, a Single Person the following described real estate, situated in the County of Whatcom, State of Washington

See Exhibit "A" hereto attached and mad a part hereof for full legal description

SUBJECT TO: EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated 1-21-04

Mark R. Cornish
Mark R. Cornish

Sandra A. Cornish
Sandra A. Cornish

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID # 304
JAN 22 2004
Amount Paid \$ 4896.00
By: [Signature] Skagit County Treasurer
Deputy

State of Washington
County of Whatcom Skagit SS:

I certify that I know or have satisfactory evidence that

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/21/04

Kelli A. Mayo
Jeanie Simmons-Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Bellingham Sedro Woolley
My appointment expires: 3-15-06 6/19/05

EXHIBIT 'A'

PARCEL A:

Lot 11 and Lot 10 of that certain 5-acre Parcel Map No. 518-81, entitled Hidden Meadows, approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington; being a portion of Sections 32 and 33, Township 36 North, Range 4 East of the Willamette Meridian and Section 4, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPT the The West 136 feet of said Tract 10, as measured along the North line thereof, lying Northerly of Park Ridge Lane, as delineated on the face of said Short Plat.

PARCEL B:

An easement for ingress, egress, and utilities over, under, and across certain roadways, shown as Tract A on the face of said Short Plat No. 518-81, and as set forth in Declaration of Easements, Covenants, and Road Maintenance Agreement recorded under Auditor's File No. 8109140012, records of Skagit County, Washington.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



200401220101

Skagit County Auditor

EXHIBIT "B"

Order No.: C29584

SCHEDULE B-001

1. Covenants and restrictions, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: July 7, 1981

Auditor's No.: 8107070002, records of Skagit County, WA

Executed by: Park Lane Resources, Inc.

AMENDED by instrument

Recorded: April 1, 1982

Auditor's No.: 8204010025, records of Skagit County, WA

2. Notes as delineated on the face of Short Plat No. 518-81, revised as follows:

A. 5 acre plat no. and date of approval shall be included in all deeds and contracts.

B. Zoning - Rural 5 acre.

C. Sewage Disposal - Individual septic systems.

D. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

E. The developer retains the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of the roads and future road extension on the West boundary of Lot 2. Also the right to drain all roads over and across any lot where water might take a natural course after the roads are graded.

F. Water - Individual wells. Water of sufficient quantity and or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water.

G. Drainage easement provisions - All drainage easements as shown on this plat are hereby reserved, dedicated, and granted to the Hidden Meadows Community Association, and their successors and assigns for surface drainage purposes, including a right to construct and maintain ditches, culverts, pipes, and any other construction or installation necessary to contain and facilitate the flow of surface water.

H. Access and utility easement provisions - Access and utility easements are hereby reserved across Lots 7, 8, 9, 10, 11, and 12 for the benefit of Lots 7, 8, 9, 10, 11, 12, and 13 and across Lots 22, 23, 24, 25, 26, 27, and 28 for the benefit of Lots 21, 22, 23, 24, 25, 26, 27, and 28. Said easements are hereby granted to the owners of said lots and their successors in interest over, under, across, and upon that area designated as access and utility easements as shown on this plat. Which easements are for the purpose of utilities, including water, sewer, surface drainage, telephone, power, and any other utility as may be required to service said lots.

continued.....



EXHIBIT "B"

Order No.: C29584

SCHEDULE B-001 Page 2

3. Exceptions and reservations as contained in Deed
From: JA (Hugh) Wear and Mary Wear, husband and wife
Recorded: May 15, 1979
Auditor's No.: 7905150064, records of Skagit County, WA
As follows:

Reservation and retention by grantors, their heirs and assigns of a right to a one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the grantors or either of them live and so long as any child of grantors lives. Upon the last such death, any and all retained interest in the oil and gas or oil and gas rights by the grantors, their heirs, executors, administrators, and assigns automatically, and without further conveyance for a period of ten years.

4. Easement, including the terms and conditions thereof, granted by instrument
Recorded: February 19, 1982
Auditor's No.: 8202190001, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The front 7 feet of the above described Lots 1 through 15, and Lots 18 and 19, parallel and adjacent to the private roads located within said plat
5. Easement, including the terms and conditions thereof, disclosed by instrument
Recorded: January 28, 1983
Auditor's No.: 8301280051, records of Skagit County, WA
In favor of: Owner of Tracts 10, 11, and 12
For: Ingress, egress, and utilities
Affects:

30-foot easement. The centerline of said easement being described as follows:

Beginning at the intersection of the West line of Tract 10 of said Short Plat and the Northerly right-of-way line of Park Ridge Lane;
thence South 62°10'15" East along said Northerly right-of-way line a distance of 142.96 feet to the true point of beginning of said easement centerline;
thence North 88°28'00" East a distance of 193.08 feet to a point of curvature;
thence along a curve to the right having a central angle of 16°48'50" and a radius of 170.00 feet for a distance of 49.89 feet to a point of reverse curvature;
thence along a curve to the left having a central angle of 89°51'40" and a radius of 80.00 feet for a distance of 125.47 feet;
thence South 74°34'50" East a distance of 48.92 feet to an intersection with the West line of Tract 12 of said short plat;
thence North 74°34'50" West a distance of 261.00 feet to an intersection with the West line of Tract 11 of said short plat and the terminus of this easement centerline.

continued.....

EXHIBIT "B"

Order No.: C29584

SCHEDULE B-001
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6. Covenant contained in deed
Executed by: Park Lane Resources, Inc.
Auditor's No.: 8303070001, records of Skagit County, WA
As follows: Subject to the obligation if the grantee to bear one-third the cost of future repairs to the access road serving Tracts 10, 11, and 12
7. Covenants, conditions, and restrictions contained in instrument
Recorded: May 6, 1985
Auditor's No.: 8505060052, records of Skagit County, WA
As follows: The above described property will be temporarily combined or aggregated with contiguous property (Lot 11) owned by the purchaser until such time as the county approves an on-site sewage system for Lot 10. This boundary adjustment is not for creating an additional building lot
Affects: Tract 11
8. Easement, including the terms and conditions thereof, granted by instrument
Recorded: April 21, 1983
Auditor's No.: 8304210016, records of Skagit County, WA
In favor of: Robert F. Athearn and Arlene K. Athearn, husband and wife
For: Ingress, egress, utilities, and drainage
Affects:

Adjoining existing 30.00-foot easement to the Southeast on Lot 11, Short Plat No. 518-81, approved July 6, 1981, located in Section 33, Township 36 North, Range 4 East of the Willamette Meridian, for the exclusive use of Lots 11 and 12, the additional easement being more particularly described as follows:

Commencing at the South property corner between Lots 11 and 12 and the Northerly right-of-way line of Park Ridge Lane;
thence North 01°35'41" East along the lot line between Lots 11 and 12 a distance of 159.54 feet to the Southerly right-of-way line of the existing easement and the true point of beginning;
thence North 74°34'50" West along said Southerly right-of-way line a distance of 38.00 feet;
thence along a curve to the right having a central angle of 24°55'24" and a radius of 95.00 feet a distance of 41.32 feet;
thence North 70°07'12" East a distance of 65.99 feet to the true point of beginning.

- END OF SCHEDULE B-001 -

