

AFTER RECORDING MAIL TO:
Mr. Mark R, Cornish
506 Marshall Avenue
Sedro-Woolley, WA 98284



200401230075
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110361-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ruben Saldivar
Grantee(s): Mark R, Cornish
Abbreviated Legal: Lot 6, "PLAT OF METCALFE MEADOWS"
Assessor's Tax Parcel Number(s): 4706-000-006-0000, P113064

THE GRANTOR RUBEN SALDIVAR, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark R, Cornish, a Married Man, as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 6, "PLAT OF METCALFE MEADOWS," as per plat recorded in Volume 16 of Plats, page 204, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

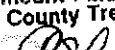
Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 12, 2004


Ruben Saldivar

3110
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID


JAN 23 2004

Amount Paid \$ 2290.00
By:  Skagit County Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Ruben Saldivar**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

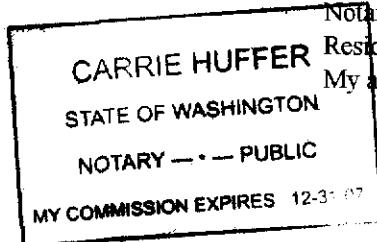
Dated: 1-14-04


Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



Schedule "B-1"

110361-SE

EXCEPTIONS:

A. Dedication provisions contained on the face of the Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

B. Utility Easement contained on the face of the Plat, as follows:

An easement is hereby granted to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns over, under and through the front 10 feet of all lots adjoining Alexander Street and other utility easements shown hereon in which to construct, maintain, and operate utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted. Grantor it's heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement areas and not to interfere with, obstruct or endanger the use of the easement."

C. Notes contained on the face of the Plat, as follows:

1. Water – Public Utility District No. 1 of Skagit County;
2. Sewer – City of Sedro-Woolley.
3. Zoning – SF 1;
4. Total area of Plat – 8.41 acres;
5. The survey was accomplished by field traverse, using; 2-second digital electron total station.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Cascade Natural Gas Corporation, a Washington corporation
Purpose:	A natural gas pipeline or pipelines
Area Affected:	A 5 feet easement along South side of this property
Dated:	May 3, 2000
Recorded:	May 22, 2000
Auditor's No.:	200005220077

E. 10 foot Utility Easement as delineated on the face of said Plat.

RS



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