



200403080011
Skagit County Auditor

3/8/2004 Page 1 of 2 8:52AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Todd N. Troutman
410 S. Regent Street
Burlington, WA 98233

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110916-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Property Investors, L.L.C.
Grantee(s): Todd N. Troutman and Sandee A. Troutman
Abbreviated Legal: Lot 71, Tinas Coma
Assessor's Tax Parcel Number(s): 4755-000-071-0000, P117106

THE GRANTOR PROPERTY INVESTORS, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TODD N. TROUTMAN and SANDEE A. TROUTMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 71, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, 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 February 27, 2004

Property Investors, L.L.C.

By: Daniel Madlung, Managing Member

1049
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 08 2004

Amount Paid \$ 1002.00
By:
Skagit County Treasurer Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel Madlung is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Managing Member of Property Investors, L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: ~~2004~~ 3/3/04

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

EXCEPTIONS:

A. SLOPE RIGHTS AND WAIVER OF DAMAGES AS SHOWN ON PLAT, AS FOLLOWS:

Right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said street and avenues.

B. EASEMENTS SHOWN ON THE FACE OF PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain, and remove 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 privileges herein granted.

Water Pipeline Easement:

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 and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, 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 district's use of the easement.

C. Declaration of Protective Covenants, Restrictions, Easements and Reservations, including provision for the levy of Assessments by Tinas Coma Owners Association, and the terms and conditions thereof:

Executed By:	Property Investors, L.L.C.
Recorded:	August 24, 2000
Auditor's File No.:	200008240005

D. EASEMENT SHOWN ON PLAT, AS FOLLOWS:

For:	Access & utilities
Affects:	Easterly 10 feet of said premises



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