

AFTER RECORDING MAIL TO:  
Terri R. Allen  
13654 Harbor Lane  
Anacortes, WA 98221



200403160009  
Skagit County Auditor

3/16/2004 Page 1 of 2 8:43AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 111016-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Doris L. Ericksen  
Grantee(s): Terri R. Allen  
Abbreviated Legal: Lot 15, Similk Highlands #1.  
Assessor's Tax Parcel Number(s): P77945/4195-000-015-0000

THE GRANTOR DORIS L. ERICKSEN, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TERRI R. ALLEN, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY the following described real estate, situated in the County of Skagit, State of Washington.

Lot 15, "PLAT OF SIMILK HIGHLANDS, DIV. 1," as per plat recorded in Volume 10 of Plats, page 15, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated March 15, 2004

Doris L. Ericksen  
Doris L. Ericksen

# 1188  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
MAR 16 2004  
Amount Paid \$ 2983.50  
Skagit County Treasurer  
Deputy  
By: [Signature]

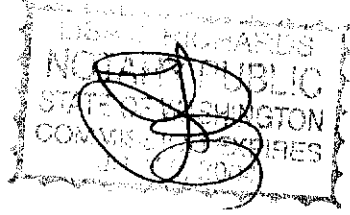
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Doris L. Ericksen** 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: 3-15-04

[Signature]

Notary Public in and for the State of Washington  
Residing at Wt. Vernan  
My appointment expires: 7-9-04



EXCEPTIONS:

- A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT:

For: Utilities  
Affects: As shown on plat

- B. Easement provision as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to General Telephone Company, and Puget Sound Power & Light Company and their respective successors and assigns under and upon the exterior 4 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated; ALSO hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively."

- C. The dedication of the Plat contains the following:

"...the right 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters 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 the 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.

Common area Tract "A" is dedicated to Similk Highlands Sewerage Association, Inc., together with the right of entry over and upon all sewer easements shown hereon for the purpose of maintenance and construction of all sewer facilities.

- D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERTO ATTACHED:

Declaration Dated; March 27, 1972  
Recorded: March 29, 1972  
Auditor's No.: 766194  
Executed By: Sedro-Woolley Condominium, Inc., a corporation

AMENDMENT TO COVENANTS:

Recorded April 26, 1991  
Auditor's No.: 9104260007

- E. Terms and conditions of the By-Laws of the Similk Highlands Community Association, a correction thereof being recorded November 2, 1993, under Auditor's File No. 9311020045.



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