

**AFTER RECORDING MAIL TO:**

Ms. Hazel L. Baker, Mrs. Doneda Baker Berglin, Mr. Rickie Lyr  
734 Brick Lane  
Sedro Woolley, WA 98284



200403310044  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110948-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): James L. Shepler and Anna E. Shepler  
Grantee(s): Hazel L. Baker, Doneda Baker Berglin and Rickie Lynn Baker  
Abbreviated Legal: Lot 21, Brickyard Creek  
Assessor's Tax Parcel Number(s): 4587-000-021-0000, P102094

THE GRANTOR JAMES L. SHEPLER and ANNA E. SHEPLER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HAZEL L. BAKER, as to life, with the remainder in RICKIE LYNN BAKER, a married man, as his separate property; and DONEDA BAKER BERGLIN, a married woman, as her separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 21, "PLAT OF BRICKYARD CREEK DIVISION," as per plat recorded in Volume 15 of Plats, pages 48, 49 and 50, 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 March 22, 2004

  
James L. Shepler

1478 Anna E. Shepler  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 31 2004

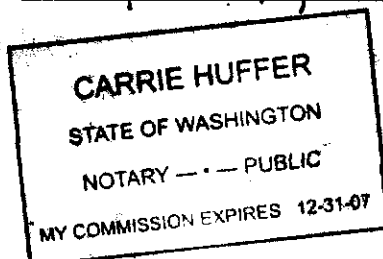
Amount Paid \$ 2844.44  
Skagit Co. Treasurer  
By  Deputy

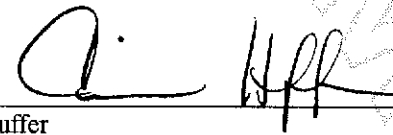
STATE OF Washington  
COUNTY OF Skagit

} SS:

I certify that I know or have satisfactory evidence that James L. Shepler and Anna E. Shepler the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 26, 2004



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

## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Area Affected: A 10 foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road rights of way  
Dated: April 9, 1992  
Recorded: April 22, 1992  
Auditor's No.: 9204220113

## B. Provision contained in the Dedication of said Plat, as follows:

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

## C. Easement provisions contained on the face of said Plat, as follow:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Inc., the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots. TOGETHER WITH those specific easements as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

## D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION:

Executed By: LDV Partnership  
Recorded: September 29, 1992  
Auditor's No.: 9209290103

## E. DECLARATION OF COVENANTS AND RESTRICTIONS FOR NORTH CENTRAL AND BRICKYARD CREEK COMMUNITY ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: North Central Division II  
Recorded: September 29, 1992  
Auditor's No.: 9209290105

## F. Terms and conditions of the Bylaws and Articles of Incorporation of North Central Division and Brickyard Creek Community Association as recorded April 30, 1993, under Auditor's File No. 9304300085 and 9304300086.

## G. Notes contained on the face of the Plat set forth the following:

1. 10.5 foot wide sidewalk and utility easement;
2. 10 foot wide Puget Sound Power & Light Requested minimum building set back.

JLS AES



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