

**AFTER RECORDING MAIL TO:**

Jennifer Corpolongo  
504 Marshall Ave.  
Sedro Woolley, WA 98284



200404270097

Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01282-04

FIRST AMERICAN TITLE CO.

**Statutory Warranty Deed**

80979-1

Grantor(s): Donald P. Christiansen  
Grantee(s): Jennifer G. Corpolongo and Mario Manrique  
Abbreviated Legal:  
Lot 7, "Plat of Metcalfe Meadows"

Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4706-000-007-0000

THE GRANTOR Donald P. Christiansen, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jennifer G. Corpolongo, a Single Person, Mario Manrique, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 7, "Plat of Metcalfe Meadows", as per plat recorded in Volume 16 of Plats, Pages 204, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated April 22, 2004

Donald P. Christiansen

#1987  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 27 2004

Amount Paid \$ 3186<sup>20</sup>  
By Skagit Co. Treasurer Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Donald P. Christiansen**

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: 4/23/04

Kelli A. Mayo

Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005

EXHIBIT "A"

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Metcalfe Meadows  
Recorded: January 16, 1998  
Auditor's No: 9801160082  
(Copy attached)

Said matters include but are not limited to the following:

1. Water - Public Utility District No. 1 of Skagit County
2. Sewer - City of Sedro Woolley
3. 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, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easements areas and not to interfere with, obstruct or endanger the use of the easement.
4. Know all men by these presents that Stu J. Metcalfe and Teresa L. Metcalfe, husband and wife and Washington Federal Savings, owners in the fee simple or contract purchaser and mortgage holder or lien holder of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes. The 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.
5. Utility Easement affecting the exterior 10 feet abutting cul-de-sac of Marshall Avenue and Alexander Street.
6. Easement for ingress, egress and utilities to Lot 6, affecting a portion of Lot 5.



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