

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kenneth C. Crandall
12423 Gull Drive
Burlington, WA 98233



200405280169
Skagit County Auditor

5/28/2004 Page 1 of 3 12:36PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112226-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Richard Stewart and Christine Stewart
Grantee(s): Kenneth C. Crandall and Leslie M. Crandall
Abbreviated Legal: Lot 4, Rockridge Estates II
Assessor's Tax Parcel Number(s): 4703-000-004-0000, P113025

THE GRANTOR RICHARD STEWART and CHRISTINE STEWART, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH C. CRANDALL and LESLIE M. CRANDALL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "PLAT OF ROCKRIDGE ESTATES DIVISION NO. II," as per plat recorded in Volume 16 of Plats, pages 194 and 195, 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 May 25, 2004

Richard Stewart

Christine Stewart

2648
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

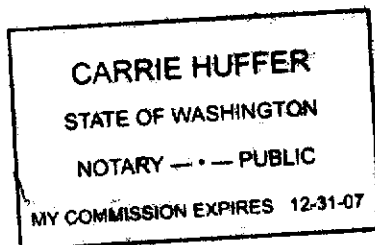
MAY 28 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$4254.20
By hp Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that **Richard Stewart and Christine Stewart** 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: 5/27/04

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

Schedule "B-1"

112226-SE

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Water pipeline or lines, together with right of ingress and egress to and from the same.
In Favor Of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Recorded: May 21, 1963
Auditor's No.: 636244
Affects: A strip of land 60 feet in width within the NE ¼ of Section 2, Township 34 North, Range 3 East, W.M.

B. The face of the Plat sets forth the following:

1. Zoning – Residential;
2. Sewage Disposal – City of Burlington sewer system;
3. Water – P.U.D. No. 1.

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Gene Sargent and Charlotte Sargent, husband and wife
And: Drainage District No. 19 of Skagit County, Washington
Dated: June 4, 1993
Recorded: June 8, 1993
Auditor's No.: 9306080085
Regarding: Payment schedule to District for drainage rights

D. Dedication shown on face of Plat:

"Know all men by these presents that we the undersigned, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with 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 roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

E. Easement provisions shown on Plat:

"An easement is hereby reserved for and granted to Puget Sound Energy Company, TCI Cable Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots, unless shown otherwise, 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, television, telephone and gas service, together with the right to enter upon lots at all times for the purposes stated."

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EXCEPTIONS CONTINUED:

E. (Continued):

P.U.D. WATER PIPELINE EASEMENT: An easement is 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 P.U.D. 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, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line, 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 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 or 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 grantors 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."

F. DECLARATION OF COVENANTS AND RESTRICTIONS:

Executed By: Gene Sargent and Charlotte Sargent
Dated: October 22, 1997
Recorded: October 23, 1997
Auditor's No.: 9710230060

AMENDMENT TO COVENANTS:

Recorded: October 27, 1997
Auditor's No.: 9710270097

G. EASEMENTS SHOWN ON FACE OF PLAT:

For: Water, drainage, utilities and storm sewer
Affects: As shown on plat

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