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200406230133

Skagit County Auditor

6/23/2004 Page 1 of 2 1:43PM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Derrill W. Adair
5890 Barr Road
Ferndale, WA 98248

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81621

FIRST AMERICAN TITLE CO.

B811001-E-1

Statutory Warranty Deed

Grantor(s): Bruce K. Shewmaker and Fran O. Shewmaker
Grantee(s): Derrill W. Adair and Elizabeth A. Adair
Assessor's Tax Parcel Number(s): 4340-000-018-0001 P79560

THE GRANTOR Bruce K. Shewmaker and Fran O. Shewmaker, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derrill W. Adair and Elizabeth A. Adair, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, "HENDRICKSON ADDITION TO SEDRO WOOLLEY", according to the plat recorded in Volume 11 of Plats, page 44, records of Skagit County, Washington.

SUBJECT TO: Paragraphs A & B of Schedule B-1 attached hereto and by this reference made a part here.

Dated: June 22, 2004

Bruce K. Shewmaker

Fran O. Shewmaker

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Bruce K. Shewmaker and Fran O. Shewmaker, the persons 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.

Date: 6/22/04

B. Elizabeth Thompson

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

3180
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2004

Amount Paid \$ 2759.00
By Skagit Co. Treasurer
Deputy

EXHIBIT "A"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: March 9, 1977
Recorded: March 11, 1977
Auditor's No.: 852429
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife and First Federal Savings and Loan Association of Mount Vernon

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

Plat/Subdivision Name: Hendrickson Addition to Sedro Woolley
Recorded: June 23, 1976
Auditor's No.: 839681
(Copy attached)

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage 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 purpose 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. All other easements are shown on the face of the Plat.
2. The right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat. The right to continue to drain said streets, roads and ways over and across any lots, where water might take a natural course, in the original reasonable grade 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 courses so as to discharge upon any public road right-of-way, or to hamper road drainage. 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.
3. Utility Easement.



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