



200407120070
Skagit County Auditor

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AFTER RECORDING MAIL TO:
Georgina D. Van Vlimmeren
736 Brick Lane
Sedro Woolley, WA 98284

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81530

FIRST AMERICAN TITLE CO.
81730-E

Statutory Warranty Deed

Grantor(s): Scott D. Stewart and Kimala J. Stewart
Grantee(s): Georgina D. Van Vlimmeren
Assessor's Tax Parcel Number(s): 4587-000-022-0001 (P102095)

THE GRANTOR Scott D. Stewart and Kimala J. Stewart, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Georgina D. Van Vlimmeren, a single woman, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 22, "PLAT OF BRICKYARD CREEK DIVISION", according to the plat thereof recorded in Volume 15 of Plats, pages 48 through 50, records of Skagit County, Washington, EXCEPT that portion thereof described as follows:

Beginning at the Northeast corner of Lot 22 of said Plat; thence South 27° 36' 59" West along the East line of Lot 22 a distance of 9.00 feet; thence North 86° 24' 18" West a distance of 123.07 feet to the north line of Lot 22 at the Southwest corner of Lot 34; thence North 89° 53' 04" East along the north line of Lot 22 a distance of 127.00 feet to the northeast corner of Lot 22 and the point of beginning.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: July 1, 2004.

Scott D. Stewart

Kimala J. Stewart

3541
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2004
3221 80

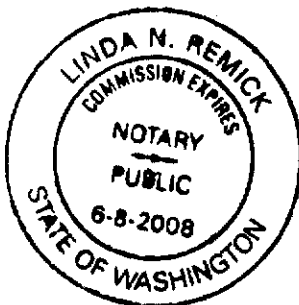
STATE OF Washington
COUNTY OF Skagit SS:

Amount Paid \$
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Scott D. Stewart and Kimala J. Stewart are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-7-04

Linda N. Remick



Notary Public in and for the State of Washington
Residing at Stenwood
My appointment expires: 6-7-04

SCHEDULE "B-1"

Exceptions:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No.: 9204220113
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.

Location:

A 10 foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of Brickyard Creek Division."

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: June 5, 1992
Recorded: September 29, 1992
Auditor's No.: 9209290103 and 9209290105
Executed By: Daniel R. Madlung and Sandy Madlung, Lance F. Sims and Jan Sims, Daniel F. Sims and Sandi Sims, Vern Sims and Marie Sims

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

Plat/Subdivision Name: Brickyard Creek Division
Recorded: August 28, 1992
Auditor's No.: 92082080165
(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, 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 and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.



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2. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in 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.

3. A 10.5 feet wide sidewalk and utility easement'

4. A 10 feet wide Puget Sound Power & Light requested minimum building setback.



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