

AFTER RECORDING MAIL TO:
Ms. Leah C. Smith
1101 Rhodes Road
Sedro Woolley, WA 98284



200409170003
Skagit County Auditor

9/17/2004 Page 1 of 2 8:43AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113595-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Susan K. Kelsey
Grantee(s): Leah C. Smith
Abbreviated Legal: ptn NW 1/4 of NE 1/4, 26-35-4 E W.M. aka Lot 2, SP SW-05-95
Assessor's Tax Parcel Number(s): 350426-1-004-0009, P37697

THE GRANTOR SUSAN K. KELSEY, a married woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LEAH C. SMITH, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Sedro-Woolley Short Plat No. SW-05-95, approved February 1, 1996, recorded February 15, 1996, in Volume 12 of Short Plats, page 77, under Auditor's File No. 9602150081; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

5011
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated September 15, 2004

Susan K. Kelsey

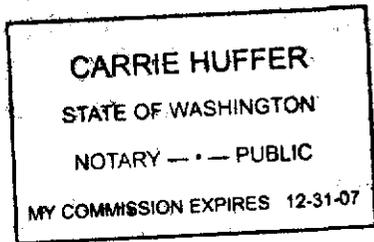
SEP 17 2004
2812 40
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan K. Kelsey
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: Sept. 15, 2004

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



EXCEPTIONS:

A. Notes contained on the face of Short Plat, as follows:

- 1. Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2. All maintenance and construction of private roads shall be the responsibility of lot owners;
- 3. Zoning - SR 2;
- 4. Water - Public Utility District No. 1 of Skagit County;
- 5. Sewer - City of Sedro-Woolley;
- 6. No building permit shall be issued on Lot 1 until the carport on Lot 2 has been removed or remodeled to meet minimum setback requirements and a separate driveway access on Lot 2 has been provided.

B. Utility Easements contained on the face of the Short Plat, as follows:

"An easement is hereby granted to the 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 10 foot utility easement shown hereon in which to construct, maintain, and operate utility systems, lines, 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 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 easement areas and not to interfere with, obstruct, or endanger the use of the easements."

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between:	City of Sedro-Woolley, a municipal corporation
And:	Ron Royce & Darlene Royce, husband and wife
Dated:	February 1, 1996
Recorded:	February 15, 1996
Auditor's No.:	9602150080
Regarding:	Waiver of protest and special power of attorney (LID/ULID)

D. Any question as to locations of fences as disclosed on the face of the Short Plat.

SR



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Skagit County Auditor