

AFTER RECORDING MAIL TO:

Julie Franks
738 Bingham Place
Sedro Woolley, WA 98284



200409220001
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01361-04

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

113618-S

Grantor(s): Michael Morgan, Dawn D. Morgan and Richard W. Smith

Grantee(s): Julie A. Franks

Abbreviated Legal:

Lot 3, Bingham Place

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4197-000-003-0010

THE GRANTOR Michael Morgan and Dawn D. Morgan, Husband and Wife, and Richard W. Smith, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julie A. Franks, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 3, "Bingham Place", as per plat recorded in Volume 10 of Plats, pages 17 and 18, records of Skagit County, Washington.
Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

SUBJECT TO: EXHIBIT "A" Hereto attached and made a part hereof.

Dated September 16, 2004

Michael Morgan

Dawn D. Morgan

Richard W. Smith, individually and as
Personal Representative of the Estate of
Karen Elaine Smith

5077
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 22 2004

2830.20

Amount Paid \$
Skagit Co. Treasurer
By Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Morgan, Dawn D. Morgan and Richard W. Smith, individually and as Pers. Rep. of the Est. of Karen E. Smith 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: 9/21/04

Kelli A. Mayo

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



EXHIBIT "A"

EXCEPTIONS:

A. Right to make all necessary slopes for cuts or fills and the right to continue to drain said roads and ways over and across any lot or lots, wherever water might take a natural course, in the original and reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage water 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 re-routing thereof across any lot as may be undertaken by or for the landowner of any lot, shall be done by and at the expense of such owner.

B. Easement shown on the face of the Plat, as follows:

An easement is hereby reserved for, and granted to Puget Sound Power and Light Company and Washington Telephone company and their respective successors and assigns under and upon the exterior five (5) 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.

C. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	June 23, 1972
Recorded:	June 27, 1972
Auditor's No.:	770235
Executed By:	Sedro-Woolley Condominium, Inc., a Washington corporation



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