

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert M. Nelson
18920 228th Avenue
Woodinville, WA 98072



200410260091
Skagit County Auditor

10/26/2004 Page 1 of 5 11:41AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82564

Statutory Warranty Deed

Grantor(s): Henry Forman and Jill H. Forman
Grantee(s): Robert M. Nelson and Maxine Nelson

FIRST AMERICAN TITLE CO.

82564E

Section 32, Township 34, Range 4; Ptn. NW - SE and Portion Lot 9 "Little Mountain Estates Div. 1"
Additional legal(s) on Page 2.

Assessor's Tax Parcel Number(s): 4516-000-009-0109 P83701, 340432-0-029-0005 P29382

THE GRANTOR Henry Forman and Jill H. Forman, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert M. Nelson and Maxine Nelson, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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 September 17, 2004.

Henry Forman

Jill H. Forman

#5978
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

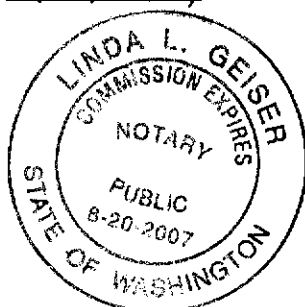
OCT 26 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5215.40
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Henry Forman and Jill H. Forman 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: 9-22-04



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 8-20-07

EXHIBIT A

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the centerline of Blodgett Road, 161 feet East and 400 feet South of the Northwest $\frac{1}{4}$ corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South 14 degrees East along the Blodgett Road, 286 feet; thence East 313 feet; thence North 14 degrees West 286 feet; thence West to the point of beginning, EXCEPT road;

TOGETHER WITH THE FOLLOWING DESCRIBED REAL ESTATE:

Commencing at the Southeast corner of that certain tract of land conveyed to V. C. McCutchin, et ux, by deed recorded October 21, 1946 under Auditor's File No. 397226; thence South 89 degrees 49'15" West along the South line of said McCutchin Tract for a distance of 110.00 feet, to the TRUE POINT OF BEGINNING of this description; thence South 0 degrees 07'45" East parallel with the East line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., as shown on the Plat of "LITTLE MOUNTAIN ESTATES DIVISION NO. 1", as recorded on September 7, 1989 under Auditor's File No. 8909070007, to the Northerly line of Smiley Drive as shown on said Plat of "LITTLE MOUNTAIN ESTATES DIVISION NO. 1"; thence Northwesterly along said Northerly line of Smiley Drive to the intersection of the Easterly line of Blodgett Road as shown on said Plat of "LITTLE MOUNTAIN ESTATES DIVISION NO. 1"; thence North 15 degrees 08'48" West along said Easterly line of Blodgett Road to the Southwest corner of said McCutchin Tract; thence North 89 degrees 49'15" East along the South line of said McCutchin Tract to the TRUE POINT OF BEGINNING of this description. Being a portion of Lot 9 of "LITTLE MOUNTAIN ESTATES DIVISION NO. 1", according to the plat thereof recorded in Volume 14 of Plats, page 86, records of Skagit County, WA.



Schedule "B-1"

Exceptions:

A. EASEMENT AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: January 18, 1963
Recorded: June 23, 1963
Auditor's No.: 631226
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: The exact location is not disclosed on the record

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

Plat/Subdivision Name: Little Mountain Estates Division No. 1
Recorded: September 7, 1989
Auditor's No.: 8909070007

Said matters include but are not limited to the following:

1. "Know all men by these presents that we the undersigned owners 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 lots or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following the 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 only after permission from Skagit County Public Works Director and then at the expense of such owner."
2. "An easement is hereby reserved and granted to Skagit County, Puget Sound Power & Light Company, Public Utility District No. 1, Continental Telephone Company, Cascade Natural Gas Corporation, and their respective successors and assigns, under and upon the specific roads and easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purposes of providing utility services to the plat and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for any damage it causes to any real property owner in the plat by exercising these rights."
3. Lots 1-6 and Lot 8 have alternate on-site sewage systems that have special design, construction and maintenance requirements. See Health Officer for details.
4. Water: P.U.D. No. 1
5. Setback lines as delineated on the face of said plat.



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C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 28, 1989
Recorded: August 17, 1989
Auditor's No.: 8908170075
Purpose: Right to construct, operate, maintain, repair replace and
anlarge one or more electric transmission and/or
distribution lines over and/or under the right-of-way
Location:

- a.) All streets as constructed or to be constructed within the above described property. (This clause to become null and void when said streets are dedicated to the public.)
- b.) The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approval Plat of "LITTLE MOUNTAIN ESTATES DIVISION NO. 1."
- c.) A 2.5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved Plat of "LITTLE MOUNTAIN ESTATES DIVISION NO. 1."

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Dated: August 28, 1989
Recorded: September 7, 1989
Auditor's No.: 8909070008
Executed By: Howard P. Smiley and V. Ruth Smiley

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Dated: July 31, 1991
Recorded: October 4, 1991
Auditor's No.: 9110040001
Executed By: Howard P. Smiley

F. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: The Estate of Maude E. Crumrine, deceased
Recorded: March 6, 1975
Auditor's No.: 814244
For: Ingress and egress
Affects:

The North 15 feet of the West 17.5 feet of that portion of the subject property adjoining the Northeast corner of that certain tract conveyed to Kenneth Slater and Betty Slater, husband and wife, by Deed recorded December 11, 1985, under Auditor's No. 8512110010.



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G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Recorded: July 17, 1991
Auditor's No.: 9107170055
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way;
Location: A 10 foot wide right-of-way having 5 feet of such width on each side of a centerline described as follows:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.



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