

AFTER RECORDING MAIL TO:  
Ms. Kimberlee J. Higgins  
301 Coates Lane  
Sedro-Woolley, WA 98284



200411100045  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A82964

## Statutory Warranty Deed

Grantor(s): R. Kale Saur and Kristen M. Saur

FIRST AMERICAN TITLE CO.

Grantee(s): Kimberlee J. Higgins

Assessor's Tax Parcel Number(s): 4689-000-028-0000, P110979

A82964E

THE GRANTOR R. Kale Saur and Kristen M. Saur, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberlee J. Higgins, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 28, "HOGG SUBDIVISION", according to the plat thereof recorded in Volume 16 of Plats, pages 154 and 155, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on the attached Exhibit "A"

Dated: November 3, 2004

R. Kale Saur

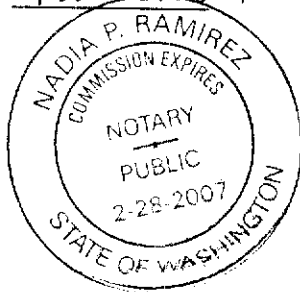
Kristen M. Saur

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that R. Kale Saur and Kristen M. Saur, 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:

Nov. 5, 2004



Nadia P. Ramirez

Notary Public in and for the State of Washington  
Residing at Anacortes Skagit County  
My appointment expires: 2/28/07

# 6061

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 10 2004

Amount Paid \$ 3088.30  
By Skagit Co. Treasurer  
Deputy

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound and Baker River Railroad Company  
Recorded: July 30, 1907  
Auditor's No: 63371  
Area Affected: 50 foot right-of-way

NOTE: Exact location and extent of easement is undisclosed of record.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: September 14, 1926  
Auditor's No: 197187  
Purpose: Right-of-way for an electrical transmission line  
Area Affected: The exact location and extent of said easement is not disclosed of record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 31, 1948  
Auditor's No: 415111  
Purpose: Drainage ditch  
Area Affected: The exact location and extent of said easement is not disclosed of record

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

Plat/Subdivision Name: Hogg Subdivision  
Recorded: January 15, 1997  
Auditor's No: 9701150045

Said matters include but are not limited to the following:

1. "...dedicate the roads as shown on this plat to the use of the public forever and hereby waiver all claims for damages against any governmental authority which may be occasioned to adjacent land by established construction, drainage and maintenance of said road."
2. An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time, a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in, and under the easement as shown on this



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plat, together with the right of ingress to and egress from said easement across adjacent lands of the grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

The Grantors, their heirs, successors or assigns hereby convey and agree not to construct or permit to be constructed, structures of any kind on the easement area without written approval of the General Manger of the district. Grantors shall conduct their activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities now or hereafter maintain upon the easement or in any other way interfere with, obstruct or endanger the district's use of the easement.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Sedro Woolley
Recorded:	October 14, 1994
Auditor's No:	9410140044
Purpose:	All necessary slopes for cuts and fills
Area Affected:	Portion of said premises abutting Reed Street

F. CERTIFICATE OF SEDRO WOOLLEY ORDINANCE NO. 1240-95, ESTABLISHED UTILITY CONNECTION FEES:

Recorded:	October 20, 1995
Auditor's No:	9510200008



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