

AFTER RECORDING MAIL TO:
Mr. and Mrs. Herbert E. Stickle
901 Alderwood Lane
Sedro Woolley, WA 98284



200502040119
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83551

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Statutory Warranty Deed

Grantor(s): Kimberlee A. Raymond and Shon F. Raymond
Grantee(s): Herbert E. Stickle and Brit G. Stickle
Assessor's Tax Parcel Number(s): P82149, 4432-000-001-0009

FIRST AMERICAN TITLE CO.
B8355E

THE GRANTOR Kimberlee A. Raymond and Shon F. Raymond, wife and husband, who acquired title as Kimberlee A. Raymond, as a separate estate and Shon F. Raymond, as a separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to *** _____, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

***HERBERT EDWIN STICKLE AND BRIT GHELFI STICKLE

Lot 1, "ALDER RIDGE DIVISION 1", as per plat recorded in Volume 13 of Plats, page 27, records of Skagit County, Washington.

SUBJECT TO: Exceptons A-I as set forth in Exhibit "A" attached and by this reference made a part hereof.

Dated: January 18, 2005

Kimberlee A. Raymond
Kimberlee A. Raymond

Shon F. Raymond
Shon F. Raymond

572
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 04 2005

2471.10
Amount Paid \$
Skagit Co. Treasurer
By _____ Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kimberlee A. Raymond and Shon F. Raymond, 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: 1-18-05

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Exceptions:

A. RESERVATION CONTAINED IN DEEDS:

Executed By: Puget Mill Company, a Corporation
Dated: September 11, 1912 and June 4, 1912
Recorded: November 6, 1912 and July 15, 1912
Auditor's Nos.: 93609 and 92167
Providing:

Reserving, however, unto the said Mill Company all metals, minerals, oils, gases and fossils of every name and nature which may be in or upon the above described premises, and the right to enter said premises or any part thereof for the purpose of prospecting, mining or for any purpose incidental to the extracting of any of the above metals, minerals, oils, gases and fossils from the sale premises, provided, however, said part of the second party, his heirs, administrators and assigns shall be reasonable compensated for all damage done to the surface of said land and the improvements thereon.

B. OIL AND GAS LEASE, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Lessor: Pope Resources
Lessee: Carbon River Energy Partnership
Dated: October 15, 1986
Recorded: February 26, 1988
Auditor's No.: 8802260020

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

Plat/Subdivision Name: Alder Ridge Division 1
Recorded: January 5, 1981
Auditor's No: 8101050022

Said matters include but are not limited to the following:

1. An easement is hereby reserved for, and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots in which to install lay, construct, review, operate and maintain necessary 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.

2. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat and waives all claims for damages against any government authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road.

3. The 100 foot easement to Puget Power as shown hereon was requested by Puget Power during the preliminary plat approval process and subsequently required by the city of Sedro-Woolley as part of the preliminary plat approval.

4. The temporary cul-de-sac shown hereon may be removed during the construction of subsequent divisions of the plat of Alder Ridge.

5. Tracts A, B, and C as shown are not for building purposes. They are created as private accesses to the adjacent property to the South.

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

Recorded: March 2, 1983
Auditor's No.: 8303020011
Executed By: Leland H. Huggins, et ux, et al, and Rainier National Bank



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E. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Construct, maintain, etc., an electric transmission and distribution line
Area Affected: The Easterly portion of the North 1/6 of Government Lot 2
Dated: June 15, 1945
Recorded: June 20, 1945
Auditor's No.: 381238

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Dated: June 13, 1945
Recorded: June 16, 1945
Auditor's No.: 381159
Purpose: Construct, maintain, etc., an electric transmission line and distribution line
Area Affected: The Easterly portion of the North 1/2 of the South 1/2 of the North 1/3 of Government Lot 2

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Purpose: Lay, maintain, etc., a water pipeline
Area Affected: The West 20 feet of the North 1/2 of Government Lot 2
Dated: September 8, 1954
Recorded: September 8, 1954
Auditor's No.: 506162

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Purpose: Lay, maintain, etc., a water pipeline
Area Affected: The West 20 feet of the North 1/6 of Government Lot 2 and the South 1/3 of Government Lot 1
Dated: August 30, 1954
Recorded: August 31, 1954
Auditor's No.: 505892

I. EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Construct, maintain, etc., an electric transmission line and distribution line
Area Affected: North 1/6 of Lot 2, i.e. Lots 10 through 19, inclusive, and other property
Dated: September 6, 1963
Recorded: September 6, 1963
Auditor's No.: 640478



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