



200502240099

Skagit County Auditor

2/24/2005 Page

1 of

2 3:32PM

AFTER RECORDING MAIL TO:

Louis Boivin
1201 Jameson Street
Sedro Woolley, WA 98284

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01419-05

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Grantor(s): Jeremy D. Close
Grantee(s): Louis P. Boivin and Lois M. Boivin
Abbreviated Legal:
Ptn NE ¼ of NW ¼, 30-35-5 E W.M. aka Lot 3, SW SP 02-250.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 350530-0-006-0300

THE GRANTOR Jeremy D. Close, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Louis P. Boivin and Lois M. Boivin, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 3, Sedro Woolley Short Plat No. 02-250, approved February 13, 2002 and recorded February 14, 2002, under Skagit County Auditor's File No. 200202140135, being a portion of the Northeast ¼ of the Northwest ¼ of Section 30, Township 35 North, Range 5 East, W.M.
Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 2-21-05

Jeremy D. Close
Jeremy D. Close

827
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 24 2005

Amount Paid \$ 2937.00
Skagit Co. Treasurer
By Jr Deputy

State of Washington
County of Skagit } SS:
Shannon

I certify that I know or have satisfactory evidence that Jeremy D. Close

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: 2-21-05

Pearlla J. Kaestner
Pearlla J. Kaestner
Notary Public in and for the State of Washington
Residing at Sedro Woolley Marysville
My appointment expires: 6/19/2006 9-18-06

Notary Public
State of Washington
PEARLLA J. KAESTNER
My Appointment Expires Jan 18, 2006

EXCEPTIONS:

EXHIBIT "A"

A. Utility Easement delineated on and reserved in Short Plat No. 02-250, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, TCI Cablevision, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purposes of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated."

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

- 1.) Short plat number and date of approval shall be included in all deeds and contracts.
- 2.) Basis-of-bearings – Assumed S00°24'21" W on the West line of the Northwest ¼ of Section 30.
- 3.) Zoning – SF1 (Single Family Residential) & SF2 (Single Family Residential).
- 4.) Sewer – City of Sedro-Woolley.
- 5.) This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 6.) Water – P.U.D. No. 1 of Skagit County.
- 7.) Street trees shall be planted in a quantity equivalent to 30-foot on-center. Locations to be approved by the city. Plantings shall be done within six months of recording. Locations shall not conflict with utilities. Existing trees may be counted toward requirement.
- 8.) Police mitigation to be paid at time of building permit application in the amount of \$202.96 per residential unit.
- 9.) All maintenance and construction of drainage facilities shall be the responsibility of the homeowners association with the lot owners as members. See easement and maintenance agreements recorded in A.F. #200112120004 and A.F. #200202140136.

C. EASEMENT AND MAINTENANCE AGREEMENT, CONTAINED IN DEED:

| | |
|----------------|---|
| Recorded: | February 14, 2002 |
| Auditor's No.: | 200202140136 |
| Executed By: | Georgia J. Schopf and The City of Sedro-Woolley |
| As Follows: | To construct, maintain, and repair maintenance of drainage facilities |

