

AFTER RECORDING MAIL TO:  
Russell Bisping, Jr.  
2107 Meadows Lane  
Anacortes, WA 98221

200503080069  
Skagit County Auditor  
3/8/2005 Page 1 of 3 11:29AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 115222-PAE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): James G. Wireman and Jodi L. Wireman  
Grantee(s): Russell Bisping, Jr. and Catherine Bisping  
Abbreviated Legal: Lot 5, The Meadows Div. 1-Anacortes  
Assessor's Tax Parcel Number(s): P114039/4725-000-005-0000

THE GRANTOR James G. Wireman and Jodi L. Wireman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Russell Bisping, Jr. and Catherine Bisping, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "PLAT OF THE MEADOWS, DIV. NO. 1," as per plat recorded in Volume 17 of Plats, pages 38 and 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

1055  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

MAR 08 2005

Dated March 3, 2005

James G. Wireman

Jodi L. Wireman

Amount Paid \$ 6,581.55  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James G. Wireman and Jodi L. Wireman 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: 3-7-05



KC Knudson

Notary Public in and for the State of WA

Residing at Sedro Woolley

My appointment expires: 4-19-06

## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: An electric line  
Area Affected: Exact location not described  
Dated: August 13, 1962  
Recorded: August 17, 1962  
Auditor's No.: 625248

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: An electric line  
Area Affected: Exact location not described  
Dated: August 27, 1962  
Recorded: August 28, 1962  
Auditor's No.: 625614

## C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Rock Ridge LLC and Berentson I, LLC  
Purpose: To provide Rock Ridge access to their detention pond  
Area Affected: An easement for sanitary sewer line and storm sewer line with-in the road right-of-way of The Meadows and an easement across the Northerly 20 feet of Lot 1 of The Meadows.  
Dated: January 19, 1998  
Recorded: January 23, 1998  
Auditor's No.: 9801230041

## D. DEDICATION ON THE FACE OF PLAT, AS FOLLOWS:

"...to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

## E. NOTES ON THE FACE OF PLAT, AS FOLLOWS:

1. This survey was performed in the field using a Lietz Set 4A Electronic Distance Measuring Theodolite;
2. Zoning: R2 - Residential Low Density;
3. Sewage Disposal: City of Anacortes;
4. Water: City of Anacortes;

- Continued



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## EXCEPTIONS CONTINUED:

## E. (Continued):

5. According easement agreement recorded under Auditor's File No. 9801230041, records of Skagit County, WA, an easement was granted "across the Northerly 20 feet of Lot 1 of the Meadows to provide Rock Ridge access to their detention pond..."

6. According easement agreement recorded under Auditor's File No. 9801230041, records of Skagit County, WA, this plat is beneficiary to an easement "to connect their storm sewer to Rock Ridge detention pond". This easement begins at the terminus of the easement in note no. 5 above.

7. According easement agreement recorded under Auditor's File No. 9801230041, records of Skagit County, WA, an easement was granted "for sanitary sewer line and storm sewer line within the road right-of-way of the Meadows". Said easement granted to Rock Ridge, LLC.

8. No building permit shall be issued for any lot without a deed restriction being recorded that stipulates that the property owner will not oppose development by others of street improvements connecting with the street system to the South.

9. Occupational Indicators & Existing Fence Line Note:

This survey has depicted existing fence lines in accordance with W.A.C. CH. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.

## F. UTILITIES EASEMENT ON PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, G.T.E., Cascade Natural Gas, Corp., and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, as shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision 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 all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

## G. EASEMENT SHOWN ON PLAT:

For: Drainage  
Affects: South 20 feet



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