

AFTER RECORDING MAIL TO:  
KEVIN L. KVALE  
31295 SOUTH SKAGIT HWY  
SEDRO-WOOLLEY, WA 98284



200503300144  
Skagit County Auditor

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Filed for Record at Request of  
Law Offices of John R. Wagner, P.S.  
Escrow Number: 050222LD

**CHICAGO TITLE IC34409 Statutory Warranty Deed**

Grantor(s): LINSLEY FEUR BOCK 1998 REVOCABLE LIVING TRUST

Grantee(s): KEVIN L. KVALE, LYNNE M. BAUDIN

Abbreviated Legal:

Additional legal(s) on page: 1

Assessor's Tax Parcel Number(s): 4817-000-018-0000

**THE GRANTOR LINSLEY FLEUR BOCK**, as Trustee of the LINSLEY FEUR BOCK 1998 REVOCABLE LIVING TRUST, dated September 23, 1998  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND  
AS PART OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE  
in hand paid, conveys and warrants to LYNNE M. BAUDIN and KEVIN L. KVALE, wife and  
husband  
the following described real estate, situated in the County of SKAGIT, State of Washington:  
LOT 18, FIDALGO COMMONS PUD, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 30,  
2003, UNDER AUDITOR'S FILE NO. 200305300211, RECORDS OF SKAGIT COUNTY,  
WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

See attached Exhibit "A" for special exceptions.

1464  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated this 25<sup>th</sup> day of March, 2005

By LINSLEY FEUR BOCK 1998 REVOCABLE LIVING TRUST

By

MAR 30 2005

Amount Paid \$ 3063.38  
Skagit Co. Treasurer

By lp Deputy

By Linsley Fleur Bock, Trustee By  
LINSLEY FLEUR BOCK, Trustee

STATE OF CALIFORNIA

County of San Francisco

SS:

I certify that I know or have satisfactory evidence that LINSLEY FLEUR BOCK  
is the person who appeared before  
me, and said person she acknowledged that she signed this instrument, on oath stated that she is  
authorized to execute the instrument and acknowledge it as the TRUSTEE  
of LINSLEY FLEUR BOCK 1998 REVOCABLE LIVING TRUST

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

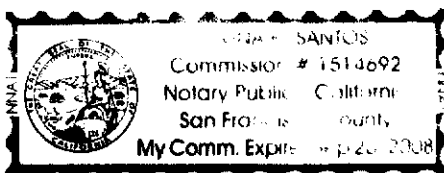
Dated: MARCH 28, 2005

Vivian H. Santos

Notary Public in and for the State of CALIFORNIA

Residing at San Francisco, CA

My appointment expires: September 20, 2008



# EXHIBIT A

## 1. IMPACT FEE NOTICE:

Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Sedro-Woolley Ordinance.

All roof and footing drains shall be connected to the on-site provided storm drain pipe stub.

Plat number and date of approval shall be included in all deeds and contracts.

## 2. Utility Easement Provisions:

A non-exclusive easement is hereby reserved for and granted to the City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, Verizon and AT&T Cablevision and their respective successors and assigns under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public and private right-of-way, 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

## 3. Notes on plat, as follows:

- A. Access to stormwater facilities and sewer main manholes to remain unobstructed for inspection and maintenance of the system.
- B. Certification, as contained hereon, comprises the declaration of the surveyor's professional judgement. It does not constitute a warranty or a guarantee. Express or implied; Nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.
- C. Any lot owners and the points of curvature are marked on ground with a rebar and plastic plug marked "Summit 32169" unless noted otherwise.
- D. No permanent building, deck, fencing or other structure shall be erected within the easements.
- E. Natural vegetation is to remain within Tract C. No land clearing may occur without approval by the City of Sedro Woolley.
- F. All lots shall have an undivided interest in all tracts except Tract D. Maintenance, upkeep and repair of tracts and private park and any facilities thereon shall be the responsibility of the homeowners association.
- G. All tracts except Tract D are the offstreet parking, recreational and landscaping purpose. The maintenance responsibility of the area is the homeowners association.
- H. All streets/roads (Tract E) and stormwater facilities on this plat are private. The homeowners association shall be responsible for maintaining the said roadways and utilities. The City of Sedro-Woolley and P.U.D. No. 1 have easement over and under the roadways for maintenance, repair and construction of the City and P.U.D. No. 1 owned sanitary sewer and watermain facility.
- I. Legal description per First American Title Insurance Company Order No. 68706.
- J. The subject property is within or near designated agricultural forest or mineral resource lands on which a variety of commercial activities and management practices may occur that are not compatible with residential development for certain periods of limited duration.



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- K. All street trees outside of park area shall be installed in conjunction with the construction of the individual homes.
- L. The city of Sedro-Woolley has an easement over and under that 7 feet and 10 feet utility easements. Tract E (Road) and East 20 feet as to Tract C for sanitary sewer and other public and municipal utilities and may assign the same.
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: May 30, 2003  
Auditor's No(s): 200305300211, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Construction and maintenance of a water and communication line, lines or related facilities of a pipe or pipes, line or lines or related facilities along with necessary appurtenances
5. NOTES:
- A. Zoning – SF1 – Single Family Detached Residential District.
- B. Sewage – City of Sedro Woolley
- C. Storm – City of Sedro Woolley
- D. Water – Skagit P.U.D. No. 1.
- E. Power – Puget Sound Energy
- F. Phone – Verizon
- G. Gas – Cascade Natural Gas
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: May 30, 2003  
Auditor's No(s): 200305300212, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: December 4, 2003 and December 22, 2003  
Auditor's No(s): 200312040104 and 200312220004, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 13, 2003  
Auditor's No.: 200301130315, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 20, 2001  
Auditor's No.: 200112200009, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances



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9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 28, 2001  
Auditor's No.: 20011280079, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

13. Liability to future assessments, if any, levied by the City of Sedro Woolley.

4. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95, providing for a facilities improvement charge for new connections to the city sewer system;  
Recorded: February 23, 1995  
Auditor's No.: 9502230028, records of Skagit County, Washington



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