



200504270006

Skagit County Auditor

4/27/2005 Page

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2 8:47AM

## AFTER RECORDING MAIL TO:

Mr. and Mrs. Dennis W. Klaus

17111 Zoya Drive

Mount Vernon, WA 98274

Filed for Record at Request of

Land Title Company of Skagit

Escrow Number: 115791-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Alex M. Smith, Personal Representative of the Estate of Teresa Smith

Grantee(s): Dennis W. Klaus and Lauri A. Klaus

Abbreviated Legal: Lot 24, Big Lake Heights

Assessor's Tax Parcel Number(s): 4680-000-024-0000, P109298

THE GRANTOR Alex M. Smith, Personal Representative of the Estate of Teresa Smith, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DENNIS W. KLAUS and LAURI A. KLAUS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 24, "BIG LAKE HEIGHTS," as per plat recorded in Volume 16 of Plats, pages 118 through 120, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions and other exceptions as attached on Schedule "B-1" and made a part hereof.

1970  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

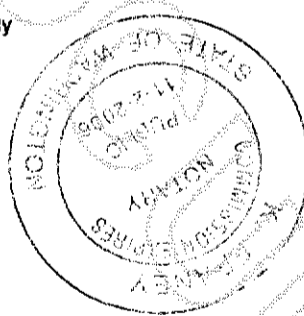
Dated April 20, 2005

APR 27 2005

Amount Paid \$ 3471.00  
By Skagit Co. Treasurer Deputy

Estate of Teresa Smith:

By: Alex M. Smith, Personal Representative



STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Alex M. Smith  
signed this instrument, on oath stated that He is  
authorized to execute the instrument and acknowledged it as the Personal Representative  
of The Estate of Teresa Smith to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated:

4-25-05

Kaydeen Franey

Notary Public in and for the State of

Washington

Residing at

Mount Vernon

My appointment expires:

November 2, 2006

## EXCEPTIONS:

## A. TERMS AND CONDITIONS OF DRAINAGE IMPROVEMENT PERMIT:

Recorded: July 10, 1995  
Auditor's No.: 9507100104

## B. TERMS AND CONDITIONS OF SEWER EXTENSION AGREEMENT:

Recorded: August 14, 1995  
Auditor's No.: 9508140065

## C. Provisions contained in the Dedication of said Plat, as follows:

"Declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be dome by and at the expense of such owner."

## D. Easement provisions contained on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior ten feet parallel with and adjoining the street frontage of all lots, tracts and common areas in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, gas, television cable and other utility services. Together with the right to enter upon the lots and tracts at all times for the purpose herein stated. Drainage easements designated on the plat are hereby reserved for and granted to Skagit County except those designated on the plat as private easements. Together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or build an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement."

## E. Water Pipeline Easement on the face of said Plat, as follows:

"Easements are 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 necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands 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.

## E. (Continued)

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its 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 maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement."

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

Disclosed By: Plat of said addition  
Purpose: Drainage  
Area Affected: Northeasterly 15 feet



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