

AFTER RECORDING MAIL TO:
Mr. Matthew D. Lemley
19909 Gages Lane
Burlington, WA 98233



200504280128
Skagit County Auditor
4/28/2005 Page 1 of 2 3:25PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84318

Statutory Warranty Deed

Grantor(s): Cynthia N. Bradshaw
Grantee(s): Matthew D. Lemley
Assessor's Tax Parcel Number(s): 4405-000-004-0009, P81554

B84318E

THE GRANTOR Cynthia N. Bradshaw, who also appears of record as Cynthia N. Pantalone, Cynthia N. Sandley and Cynthia N. Ducken, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew D. Lemley, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "CRESTVIEW RIDGE", as per plat recorded in Volume 12 of Plats, page 71, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: April 12, 2005

Cynthia N. Bradshaw
Cynthia N. Bradshaw

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 28 2005

Amount Paid \$ 3595.60
Skagit County Treasurer
By: *MP* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cynthia N. Bradshaw, 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: 4-25-05

Linda N. Remick



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Crestview Ridge
Recorded: July 24, 1979
Auditor's No.: 7907240054

Said matters include but are not limited to the following:

1. The right contained in the dedication of the plat 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 the 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 rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

2. "A nonexclusive easement is hereby reserved for and granted to: Puget Sound Power & Light Company, Continental Telephone Company, Nationwide T.V. Cable Company and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone and T.V. cable service, together with the right to enter upon the lots at all times for the purposes stated."

3. "The first floor elevation of all residences constructed in this subdivision will have a minimum elevation of 36 feet U.S.G.S. Datum. Plat is restricted to single family residence only."

4. A 10 foot road and utility easement affecting a portion of the South 10 feet of the subject property.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 17, 1979
Auditor's No.: 7905170079
Executed By: Otto E. Bouma and James L. Nielsen

SAID INSTRUMENT IS A RE-RECORDING OF COVENANTS:

Recorded: May 8, 1979
Auditor's No.: 7905080044



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