

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael John Peterson
699 Brickyard Blvd.
Sedro Woolley, WA 98284



200505090002

Skagit County Auditor

5/9/2005 Page 1 of 5 8:43AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116264-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Donald E. Winget and Constance F. Miller
Grantee(s): Michael John Peterson and Darla Ann Peterson
Abbreviated Legal: Lot 18, Ankney Heights
Assessor's Tax Parcel Number(s): 4779-000-018-0000, P118263

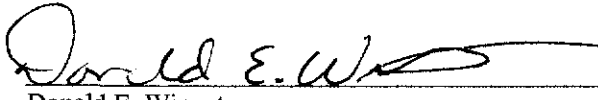
THE GRANTOR DONALD E. WINGET and CONSTANCE F. MILLER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL JOHN PETERSON and DARLA ANN PETERSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

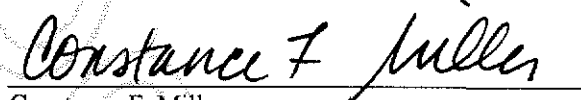
Lot 18, "PLAT OF ANKNEY HEIGHTS," as per Plat recorded on August 23, 2001 under Auditor's File No. 200108230090, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated May 5, 2005

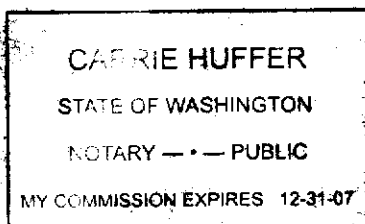

Donald E. Winget



Constance F. Miller


STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald E. Winget and Constance F. Miller the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 6, 2005




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

Amount Paid \$ 1,780.00
By  Deputy
MAY 09 2005
2350
REAL ESTATE EXCISE TAX
SKAGIT COUNTY WASHINGTON

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County
Purpose: Water pipe line
Area Affected: Westerly boundary
Dated: September 30, 1955
Recorded: October 3, 1955
Auditor's No.: 525232

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utilities District No. 1 of Skagit County
Purpose: Water pipe line
Area Affected: Westerly boundary
Dated: October 17, 1960
Recorded: October 18, 1960
Auditor's No.: 599945

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located on the above described property beginning at a point on the Southerly line that is 5 feet North and approximately 360 feet Southwesterly of the Southeast corner thereof; thence parallel with the Southerly line an approximate bearing of South 68°03'40" West approximately 130 feet to its terminus
Dated: Not disclosed
Recorded: August 7, 1979
Auditor's No.: 7908070035

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Richard Anderson, a single man
Purpose: For utility purposes
Area Affected: Described therein
Dated: May 21, 1992
Recorded: May 29, 1992
Auditor's No.: 9205290074



200505090002
Skagit County Auditor

5/9/2005 Page

2 of

5 8:43AM

EXCEPTIONS CONTINUED:

H. (continued):

FIRST AMENDMENT TO COVENANTS:

Recorded: January 31, 2002
Auditor's No.: 200201310042

SECOND AMENDMENT TO COVENANTS:

Recorded: November 27, 2002
Auditor's No.: 200211270215

THIRD AND FOURTH AMENDMENT TO COVENANTS:

Recorded: June 25, 2004 and November 15, 2004
Auditor's No.: 200406250159 and 200411150148

- I. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

J. EASEMENTS SHOWN ON THE FACE OF PLAT AS FOLLOWS:

Utility Easement

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 Northwest, AT&T Broadband, and their respective successors and assigns, under and upon 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 purpose 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 exterior ten (10) feet of all lots, tracts and spaces at all times for the purposes herein stated.

Water Pipeline Easement

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 PUD 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. 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.



200505090002
Skagit County Auditor

EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Beginning at the Southwesterly corner of the above described property, said point being on the Northerly margin of the Sapp Road; thence following the approximate bearings and distances: North 25° East 110 feet; North 77° West 73.87 feet; North 89° West 168 feet; North 96° West 60 feet to its terminus.
Dated: June 16, 1992
Recorded: June 25, 1992
Auditor's No.: 9206250091

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Virginia Ankney, also known as Ginny Ankney, a widow, as her separate property
Purpose: Ingress, egress and utility easement 40.00 feet wide
Area Affected: Southerly 40 feet, as shown on survey 9205280022
Dated: May 21, 1992
Recorded: May 29, 1992
Auditor's No.: 9205290074

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way
Dated: February 12, 2001
Recorded: February 20, 2001
Auditor's No.: 200102200088

H. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Recorded: August 10, 2001
Auditor's No.: 200108100314
Executed By: LRDTD Johnson Partnership, a Washington general partnership

Sen Cfm



200505090002
Skagit County Auditor

EXCEPTIONS CONTINUED:

K. Notes shown on the face of the plat as follows:

1. This easement to the City of Sedro-Woolley is for the purpose of a walking trail between Longtime Lane and the adjacent city property to the North.
2. Future residential development on these lots may be subject to street, parks, fire, police, and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits.
3. Future residential construction on the lots in this plat shall be subject to the city's Natural Resources and Critical Areas ordinances as they relate to construction on steep slopes.
4. The lots in this plat are located in the vicinity of a business operation which may subject the residents of the plat to occasional nuisances associated with the operation of the business.
5. The lots in this plat are located in the vicinity of a former city land fill.
6. The subdividers herein own the parcel of land located East of Lot 27 and adjacent to Longtime Lane and Reed Street and intend to divide it into not more than three lots.

L. EASEMENT AND TERMS AND CONDITIONS THEREOF:

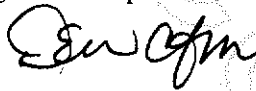
Disclosed By:	Plat of said addition
Purpose:	Drainage and slope maintenance
Area Affected:	As shown thereon

M. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded:	March 30, 2004
Auditor's No.:	200403300161
Executed By:	LRDTD Limited Partnership, a Washington general partnership

As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."



200505090002
Skagit County Auditor

5/9/2005 Page

5 of

5 8:43AM