

AFTER RECORDING MAIL TO:
Mr. and Mrs. Scott A. Reed
18210 194th Avenue NE
Woodinville, WA 98072



200505130152
Skagit County Auditor

5/13/2005 Page 1 of 2 11:38AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84529

Statutory Warranty Deed

Grantor(s): Arthur C. Fossum and Joan E. Fossum
Grantee(s): Scott A. Reed and Donna M. Reed
Assessor's Tax Parcel Number(s): 3867-000-048-0018, P62601

FIRST AMERICAN TITLE CO.

A84529E

THE GRANTOR Arthur C. Fossum and Joan E. Fossum, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Scott A. Reed and Donna M. Reed, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The East 94.56 feet of the South 100 feet of Lot 4 of Skagit County Short Plat No. BU-5-01, approved July 19, 2001 and recorded July 20, 2001 under Auditor's File No. 200107200121, being a portion of the East ½ of the East ½ of Tract 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: May 9, 2005

Arthur C. Fossum

Joan E. Fossum

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2367

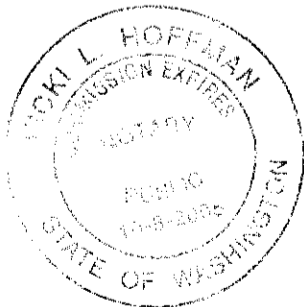
MAY 13 2005

Amount Paid \$ 5518.92
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Arthur C. Fossum and Joan E. Fossum, 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: 5-11-05



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

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

Short Plat No.: BU-5-01
Recorded: July 20, 2001
Auditor's No.: 200107200121

Said matters include but are not limited to the following:

1. A non-exclusive easement is hereby reserved for and granted to the City of Burlington; Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation; G.T.E. (Verizon) and T.C.I. (AT&T) Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of all lots and tracts abutting public 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.
2. Water – P.U.D. No. 1
3. Sewage – City of Burlington
4. When Lot 4 is fully developed in the future, Woollen Road along the property frontage shall be improved to the current city standard road.
5. Utility easement.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.
Dated: January 1, 2002
Recorded: March 27, 2002
Auditor's No.: 200203270002
Purpose: Broadband services
Area Affected: As constructed



200505130152
Skagit County Auditor