

AFTER RECORDING MAIL TO:
Mr. and Mrs. Eric S. Wildman
4501 Blakely Drive
Anacortes, WA 98221



200505130154
Skagit County Auditor

5/13/2005 Page 1 of 2 11:39AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84542

Statutory Warranty Deed

Grantor(s): Carol A. Kirby
Grantee(s): Eric S. Wildman and Dorothy M. Wildman
Assessor's Tax Parcel Number(s): 4699-000-040-0000, P111889

FIRST AMERICAN TITLE CO.

A84542E

THE GRANTOR Carol A. Kirby, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric S. Wildman and Dorothy M. Wildman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 40, "PLAT OF WOODRIDGE ESTATES", as per plat recorded in Volume 16 of Plats, pages 184 through 186, records of Skagit County, Washington.

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

Dated: May 6, 2005

Carol A. Kirby
Carol A. Kirby

#2368
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2005

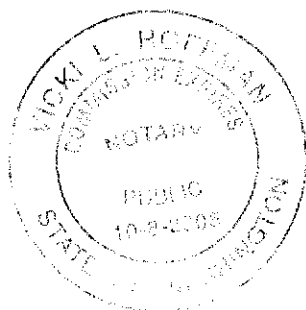
Amount Paid \$5088.50
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol A. Kirby, 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

Wicki L. Hoffman
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 PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Woodridge Estates
Recorded: August 26, 1997
Auditor's No: 9708260012

Said matters include but are not limited to the following:

1. "...dedicate to the use of the public forever all roads, alleys, easements and public sites shown on this plat; also the right to make necessary slopes for cut and fill upon lots, blocks and tracts in any reasonable grading of the roads, alleys, easements and public sites, and hereby waiver all claims for damages against any Governmental Authority which may be occasioned to adjacent land by established construction, drainage and maintenance of said road."
2. An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Company, GTE Telephone Company and TCI Cable Television Company, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
3. Ten (10) foot utility easement abutting streets.
4. Five (5) foot utility easement affecting Lots 2, 3, 27 and 28.
5. Twenty (20) foot alley access and utility easement affecting Lots 9 - 14 and 30 - 36.

Said instrument was corrected by Affidavit of Minor Correction recorded October 31, 1997, under Auditor's File No. 9710310146.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 26, 1997
Recorded: August 26, 1997
Auditor's No.: 9708260013
Executed by: Homestead NW Dev. Co., a Washington Business Corporation

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes
Recorded: April 17, 1969 and October 29, 1969
Auditor's No.: 725479 and 732441, records of Skagit County, Washington
Purpose: Unobstructed passage of aircraft over said premises



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