



200505170125

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: Dean Seholm  
Address: 748 Reanna Place  
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

115638-S

Escrow Number: 38552dj

Filed for Record at Request of: **Stewart Title of Bellingham**

## STATUTORY WARRANTY DEED

The Grantors, Peter S. Case, as his separate estate for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Dean Seholm and Sherry Seholm, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, "Rio Vista Meadows," as per the plat recorded on August 21, 2000, under Auditor's File No. 200008210119, records of Skagit County, Washington.

Assessor's Property Tax Parcel No.: 4758-000-004-0000 P117026

#2438  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Subject to: See Exhibit "A" attached hereto and made a part hereof.

Dated: May 13, 2005

Peter S. Case

MAY 17 2005

Amount Paid \$4218.00  
By Skagit Co. Treasurer Deputy

STATE OF Washington

)

) ss.

COUNTY OF Whatcom

)

I certify that I know or have satisfactory evidence that Peter S. Case is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be he free and voluntary act for the uses and purposes mentioned in this instrument

Dated: May 13, 2005

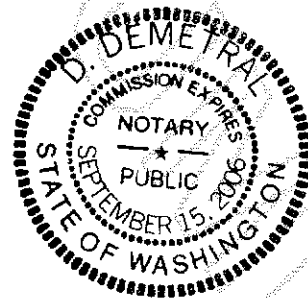
Name: Deborah Johnson Demetral

Notary Public in and for the State of Washington

Residing in: Bellingham

My commission expires 9/15/06

Deborah Demetral



## EXCEPTIONS:

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

Grantee: Skagit County Dairymen's Association,  
a corporation, and its assigns  
Purpose: A perpetual easement and right-of-way to lay and maintain a  
water-main  
Area Affected: Location undisclosed  
Dated: July 30, 1920  
Recorded: August 4, 1920  
Auditor's No.: 143870

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

Grantee: Puget Sound Energy, Inc.,  
a Washington Corporation  
Purpose: A nonexclusive perpetual easement  
Area Affected: Grantee shall have 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. Such systems  
may include, but are not limited to underground facilities.  
Dated: September 20, 1999  
Recorded: October 12, 1999  
Auditor's No.: 199910120068

## C. DEDICATION AS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

The right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any governmental authority are waived which may be occasioned to the adjacent land by the establishment, construction, drainage, and maintenance of said roads.

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 rights-of-way to hamper proper road drainage. The owner of any lot or lots, prior to making an alteration in the drainage system after the recording of the plat, must make application to and receive approval from the Director of the Department of Public Works for said alteration. Any enclosing or 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, after acquiring a culvert permit from the Planning Department, if required, and subject to any other existing permitting requirements therefore.

- Continued -



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## EXCEPTIONS CONTINUED:

## D. RESTRICTIONS, COVENANTS AND CONDITIONS AS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

1. No further subdivision of any lot without resubmitting for formal plat procedure.
2. Subject to perpetual easement or right-of-way for water pipe line over and across said property granted to Skagit County Dairymen's Association by Deed dated July 30, 1920, filed for record August 4, 1920, and recorded in Volume 117 of Deeds, page 619.
3. Subject to easement for stormwater, sewer and drainage system for the benefit of subject property and terms and conditions thereof as recorded under Auditor's File No. 199909220102.
4. Lots shall be not less than 9,600 square feet in area and lots may be less than 85 feet in width at the building line.
5. One duplex lot shall be permitted.
6. Front yard setbacks shall be extended to the maximum distance feasible and no future variances shall be permitted within the front yard setback area.
7. Each lot shall have one side yard setback with a 10 foot minimum to provide for reasonable vehicle access to the rear lot.
8. The official zoning map shall note the number of the recorded contract with the city.
9. Irrigation for the landscaping on tract 999 is supplied by the water service from Lot 6.

## E. EASEMENT PROVISIONS AS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved for and granted to all utilities serving the subject plat, the City of Burlington, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and A.T.T. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts and the South 10 feet of Lot 2, as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereof, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer."

## F. PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement for the purpose of conveying local storm water runoff is hereby granted in favor of Lots 1 through 4. In the area designated as private drainage easement, the maintenance of private drainage easement established and granted herein shall be the responsibility of and the cost thereof shall be borne equally by the present and future owners of Lots 1 through 4 and their heirs, personal representatives and assigns.

The City of Burlington is hereby granted the right to enter si  
its own discretion."



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EXCEPTIONS CONTINUED:

G. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: August 21, 2000  
VOL./PG.: N/A  
AUDITORS NO.: 200008210119  
(Including, but not limited to, location of fences.)



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