

AFTER RECORDING MAIL TO:
Ms. Juanita Arellano, Ms. Lydia E. Arellano
111 Manito Drive
Mount Vernon, WA 98273



200505190103
Skagit County Auditor

5/19/2005 Page 1 of 2 1:52PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84709

Statutory Warranty Deed

Grantor(s): Rickey J. Brown and Charlotte A. Brown
Grantee(s): Juanita Arellano and Lydia E. Arellano
Assessor's Tax Parcel Number(s): 4202-000-001-0007, P78058

FIRST AMERICAN TITLE CO.
B84709-1

THE GRANTOR Rickey J. Brown and Charlotte A. Brown, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juanita Arellano, a single individual and Lydia E. Arellano, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "TOTEM RIDGE II", as per plat recorded in Volume 10 of Plats, page 38, records of Skagit County, Washington.

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

Dated: May 9, 2005

Rickey J. Brown

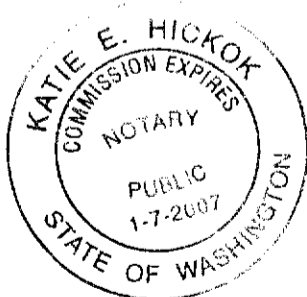
Charlotte A. Brown

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rickey J. Brown and Charlotte A. Brown, 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: 5-16-05

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1-7-07



2492
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2005

Amount Paid \$ 3724.20
Skagit Co. Treasurer
By Deputy

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Washington Telephone Company
Recorded: December 5, 1972
Auditor's No: 777744
Purpose: Right, privilege and authority to construct, reconstruct, operate, inspect, maintain or remove lines of telephone and telegraph, or other signal or communication circuits, consisting of such underground conduits, cables, manholes, poles and other markers, fixtures and appurtenances.
Area Affected: Seven feet (7') in width, being the Southerly seven feet of Lot 1 and the Easterly seven feet of Lots 1 through 7, inclusive

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

Plat/Subdivision Name: Totem Ridge II
Recorded: May 1, 1973
Auditor's No: 784368

Said matters include but are not limited to the following:

1. Know all men by these presents, that we, the undersigned, owners of the land hereby platted, do hereby declare this plat to be known as Totem Ridge II, and do hereby dedicate to the use of the public, forever, all roads shown hereon as public highways, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.
2. An easement is hereby reserved for, and granted to Puget Sound Power and Light Company and Washington Telephone 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 purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated.



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