



200505260076

Skagit County Auditor

AFTER RECORDING MAIL TO:

Scott Herald and Rebecca G. Ollinger
23704 Fremali Lane
Mount Vernon, WA 98274

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Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: M8413

CHICAGO TITLE CO.

1634757✓

Statutory Warranty Deed

Grantor(s): Todd E. Summers and Marah L. Summers

Grantee(s): Scott Herald and Rebecca G. Ollinger

Lot Block 5-Acre Parcel Sub. No. 522-81 Volume Page(s) Situated in the County of Skagit, State of Washington.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 330434-3-001-1446

THE GRANTOR Todd E. Summers and Marah L. Summers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scott Herald, an unmarried individual, Rebecca G. Ollinger, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Dated 5/23/2005

20057
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Todd E. Summers Marah L. Summers

MAY 26 2005

Amount Paid \$ 8078.4
By Skagit Co. Treasurer Deputy

State of Washington
County of Snohomish

SS:

I certify that I know or have satisfactory evidence that

Todd & Marah L. Summers
is 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: 5/24/05

Notary Public in and for the State of Washington

Residing at

My appointment expires: 7-19-2007

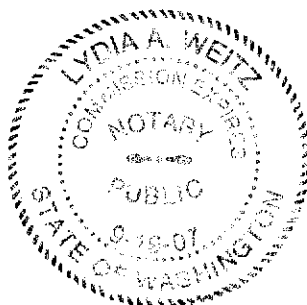


EXHIBIT A

PARCEL A:

Tract 17, 5-ACRE PARCEL SUBDIVISION NO. 522-81, entitled FREMALI'S COUNTRY ESTATES PHASE II, approved November 11, 1982, and recorded November 24, 1982, in Volume 6 of Short Plats, pages 35 and 36, under Auditor's File No. 8211240002, records of Skagit County, Washington; being a portion of Section 34, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across that certain private road, primarily 60 feet in width, as delineated on the face of 5-Acre Parcel Subdivision No. 522-81, recorded in Volume 6 of Short Plats, pages 35 and 36, and also over and across that certain private road as delineated on the face of 5-Acre Parcel Subdivision No. 501-80, recorded in Volume 4 of Short Plats, pages 179 and 180, under Auditor's File No. 8009250045, records of Skagit County, Washington, said road being designated as Tract A, and as Fremali Lane on the face of said 5-Acre Subdivision Maps Nos. 501-80 and 522-81.

Situated in Skagit County, Washington.

Subject To:

Easement provisions as contained on the face of plat recorded on November 24, 1982, under Auditor's File No. 8211240002 in Volume 6 of Short Plats, pages 35 and 36, records of Skagit County, Washington, as follows:

An easement is reserved for and granted to Puget Sound Power and Light Company and General Telephone Company and their respective successors and assigns under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables 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 purposes stated.

Easement delineated on the face of said short plat;
For: Ingress, egress and utilities
Affects: The Northerly portion of said premises

Notes on the face of said Short Plat No. 522-81, as follows:

- A. The source of water supply is individual wells. Water of sufficient quality and/or quantity for normal domestic purposes is not provided at the time of filing of this plat. The buyer should inquire and investigate as to the availability of said water.
- B. Sanitary sewers are not provided. Sewage disposal is to be by means of septic tanks and drainfield.
- C. Some portions of this subdivision are unsuitable for building sites because of wet conditions and periodic winter flooding.
- D. The maintenance of roads is the responsibility of the lot owners. Road maintenance agreements and covenants and restrictions are recorded under Auditor's File No. _____, Volume _____, page _____.
- E. The present zoning and comprehensive plan designation is rural.

Setbacks as delineated on the face of said Short Plat No. 522-81.



Notes delineated on the face of Short Plat No. 501-80, recorded on September 25, 1980, under Auditor's File No. 8009250045, under Volume 4 of Short Plats, pages 179 and 180, records of Skagit County, Washington, as follows:

- A. Driveway permits must be obtained from the Skagit County Department of Public Works prior to commencing construction.
- B. Present zoning and comprehensive plan is residential. Source of water supply is individual wells. Sewage disposal is individual septic tanks and drainfields.

Driveway construction detail delineated on the face of Short Plat No. 501-80.

NOTE:

Deeded right-of-way is actually 30 feet each side of subdivision line, however, property lines are staked 40 feet West of subdivision line to allow for existing road.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 29, 1982
Auditor's No(s): 8201290034, records of Skagit County, Washington
Executed By: J. F. Lisiecki and Marlis Lisiecki, husband and wife

AMENDED by instrument(s):

Recorded: June 16, 1986
Auditor's No(s): 8606160001, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 3, 1983
Auditor's No(s): 8303030034, records of Skagit County, Washington
Executed By: Fremali Corporation

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: March 3, 1983 and January 29, 1982
Auditor's No(s): 8303030034 and 8201290034, records of Skagit County, Washington
Imposed By: Fremali Corporation

An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes.

For: Water Pipe
In Favor of: William Jackson
Recorded: July 7, 1910
Auditor's No.: 80185, records of Skagit County, Washington
Affects: Location Unknown (Parcel "C")

This certification does not purport to reflect a full report on condition of title and shall have no force or effect except as a basis for the certificate applied for.

Easement and the terms and condition thereof:

Disclosed by: Instrument recorded under Auditor's File No. 8303030034
Purpose: Greenbelt
Area affected: North 30 feet



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Encroachment of power and telephone service onto a portion of said premises by approximately 2 feet as delineated on the face of a survey recorded June 6, 1991, in Volume 11 of Surveys, page 81, under Auditor's File No. 9106050031, records of Skagit County, Washington.

Encroachment of a hose bib onto a portion of said premises by approximately 3 feet as delineated on the face of a survey recorded June 6, 1991, in Volume 11 of Surveys, page 81, under Auditor's File No. 9106050031, records of Skagit County, Washington.

Encroachment of a garden plot and fence by approximately 21 feet as delineated on the face of a survey recorded June 6, 1991, in Volume 11 of Surveys, page 81, under Auditor's File No. 9106050031, records of Skagit County, Washington.

Easement and Agreement, including the terms and conditions thereof, created by instrument(s);

Filed: September 19, 1990
Judgment No(s).: 90-2-00071-3, records of Skagit County, Washington
In favor of: Sheila McGillivray
For: Maintenance and repair of existing wells

Pollution control area delineated on the face of said survey;
Affects: Southeasterly portion of said premises



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