

AFTER RECORDING MAIL TO:  
Frank J. Principe  
11030 Carmichael Lane  
Anacortes, WA 98221



200505310001  
Skagit County Auditor

5/31/2005 Page 1 of 3 9:03AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 116333-K

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Allen C. Carmichael  
Grantee(s): Frank J. Principe, Nancy R. Principe and Pauline D. Principe  
Abbreviated Legal: Lot 2, Charmichael Est.  
Assessor's Tax Parcel Number(s): P112985/4716-000-002-0000

THE GRANTOR Allen C. Carmichael, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Frank J. Principe and Nancy R. Principe, husband and wife, Pauline D. Principe, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "CARMICHAEL ESTATES," as per plat recorded in Volume 17 of Plats, pages 7 through 9, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

# 2701  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

MAY 31 2005

Dated May 19, 2005

Amount Paid \$ 12,709.30  
By [Signature] Skagit Co. Treasurer Deputy

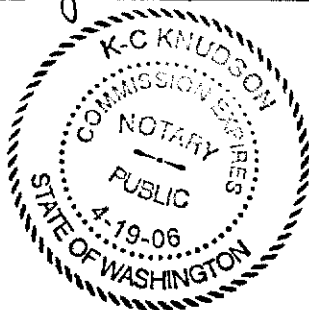
Allen C. Carmichael  
Allen C. Carmichael

Johnnie F. Carmichael  
Johnnie F. Carmichael

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Allen C. Carmichael & Johnnie F. Carmichael they signed this instrument and acknowledge it to be their he/she/they free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 20, 2005



KC Knudson

Notary Public in and for the State of WA  
Residing at Sedro Woolley  
My appointment expires: 4-19-06

## EXCEPTIONS:

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

Grantee: Puget Sound Power & Light Company,  
a Washington corporation

Purpose: An underground electric transmission and/or distribution system

Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private; public street and road rights of way and the West 30 feet of the proposed Lot 1 and the West 30 feet of the North 70 feet of the proposed Lot 2 and the Easterly 10 feet of the proposed Lot 3, located within the above described property.

Dated: November 25, 1996

Recorded: December 18, 1996

Auditor's No.: 9612180081

## B. Provisions contained in Declaration of Plat, as follows:

"Know all persons by these presents that we the undersigned hereby declare this plat and dedicate to the use of the lot owners forever the use as roads and ways and the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways, over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon following reasonable original grading of the roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any road right of way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for the owner of lots, shall be done by and at the expense of said owner.

## C. Easement provisions contained on the face of the plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Northland Cable Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots, unless shown otherwise, in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone and gas service. Together with the right to enter upon lots at all times for the purposes stated."

## D. Notes contained on the face of the plat, as follows:

Zoning - Rural Residential;

Sewage Disposal - Individual on-site sewage system;

Water - Individual wells. See covenants, conditions, restrictions, easements and reservations.

a.) Lot 1 will be served by the City of Anacortes (or other means approved by the Skagit County Department of Health.)

b.) Lots 4, 5, and 6 are served by pre-existing non-confo

c.) Lot 2 is served by two (2) wells that can provide the 1

d.) Lot 3 will be served by an individual well and require to be maintained.



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EXCEPTIONS CONTINUED:

D. (Continued)

NOTE: Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Dept.

E. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Allen C. Carmichael  
Recorded: April 23, 1998  
Auditor's No.: 9804230002

F. DECLARATION OF PROTECTIVE RESTRICTIONS, COVENANTS AND AGREEMENTS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Allen C. Carmichael  
Recorded: April 23, 1998  
Auditor's No.: 19912200150

Said instrument is a re-recording under Auditor's File No. 9804230003 and 199912140090.

AMENDMENT THERETO:

Recorded: July 17, 2001  
Auditor's No.: 200107170128

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: 100 foot radius around well heads  
Area Affected: Well protection zone

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Driveway location  
Area Affected: As shown

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Minimum setback requirements  
Area Affected: Front: 25 feet Rear: 25 feet Sides: 8 feet



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