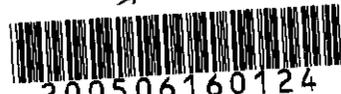


AFTER RECORDING MAIL TO:
Ms. Carol A. Wikstrom
19724 Montpiliar Place
Mount Vernon, WA 98274



200506160124
Skagit County Auditor

6/16/2005 Page 1 of 3 11:39AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116618-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Kenneth Marshall Brebner, Jr. and Sharon Louise Brebner
Grantee(s): Carol Wikstrom
Abbreviated Legal: Lot 13, Skyridge Div. #7
Assessor's Tax Parcel Number(s): 4592-000-013-0002, P102677

THE GRANTOR KENNETH MARSHALL BREBNER, JR. and SHARON LOUISE BREBNER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CAROL WIKSTROM, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "PLAT OF SKYRIDGE DIV. VII," as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for the construction, installation, repair and maintenance of a sewer line over, under and across the following described property:

The South 10 feet of Lot 12, "PLAT OF SKYRIDGE DIV. VII," as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

3081
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated June 7, 2005

JUN 16 2005

Amount Paid \$ 1092.62
By Skagit Co. Treasurer Deputy

Kenneth Marshall Brebner, Jr.
Kenneth Marshall Brebner, Jr.

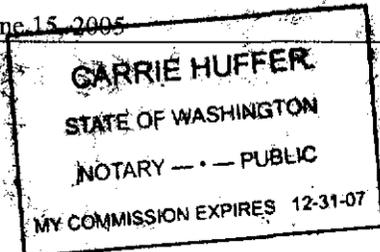
Sharon Louise Brebner
Sharon Louise Brebner

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kenneth Marshall Brebner, Jr. and Sharon Louise Brebner**

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: June 15, 2005



Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. Restrictions, reservations and covenants deemed to be a part of a general plan by reason of their insertion in Deeds of record in the East 1/2 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., as follows:

- a.) That the aforescribed premises shall not be used for any commercial, industrial or business use or purpose.
- b.) That no more than a single family dwelling unit shall be erected, placed or constructed upon said described lots together with the usual normal and matching outbuildings.
- c.) That improvements costing not less than \$10,000.00 shall be placed and erected upon said lots within a period of one year after the commencement of construction.
- d.) That an adequate supply of power, electricity and water shall be made available to the property lines by the owners within a reasonable period of time. The purchasers agree that should underground service be desired that any and all necessary electric cable shall be furnished by them. That any connection or hook-up charge of the power company or the public utility district, shall be borne and paid by the purchasers.

B. Provisions contained in Dedication shown on the face of the plat, as follows:

"...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 public road rights 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 any lots, shall be done by and at the expense of said owner.

C. Easement provision as shown on the face of the plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, Continental Telephone Company, Cascade Natural Gas Corporation, and Skagit County Public Utility District No. 1 and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots, 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 water service, together with the right to enter upon lots at all times for the purposes stated."

D. Stipulations regarding Detention Pond Maintenance Plan as shown on the face of the plat, as follows:

"Oil accumulation in control structure shall be skimmed every 3 months. Manhole sumps shall be cleaned twice yearly in October and March. Control structures shall be checked bi-monthly for debris and immediately after storm events exceeding the 2 year. Storm pond bottom does not require mowing."

- Continued -

K.M.B. S.T.B.



200506160124
Skagit County Auditor

Schedule "B-1"

116618-PE

EXCEPTIONS CONTINUED:

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

1. Front yard residential setback line is shown hereon. For details of remaining setback requirements, see Skagit County Zoning Ordinance Chapter 14.04 Skagit Co. code;
2. The maintenance and upkeep of the park, detention facility and storm structure shall be the responsibility of the Homeowners Association, made up of all of the individual lot owners;
3. There shall be no residential construction within the proposed community park.

F. Typical Building setback, as shown on the face of the plat, as follows:

- 35 foot front yard setback on Skyridge Road;
- 25 foot front yard setback on Montpiliar Place;
- 25 foot back yard setback;
- 8 foot side yard setback;

G. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION:

Dated:	August 10, 1992
Recorded:	September 14, 1992
Auditor's No.:	9209140111
Executed By:	Harold Oosterhof
(copy attached)	

NOTE: Said document references both Divisions III and VI of Skyridge but the Company believes the intent was to encumber Division VII. Said document should be re-recorded to reflect the true intent.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Drainage
Area Affected:	North 15 feet of the West 45 feet

KMB S.T.B.



200506160124

Skagit County Auditor