

**AFTER RECORDING MAIL TO:**

Oscar Woods  
1211 S. Walnut Street  
Burlington, WA 98233



200506170164  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01451-05

**Statutory Warranty Deed**

Grantor(s): Patrick R. Findley and Dorothy J. Findley  
Grantee(s): Oscar C. Woods and Amy R. Woods  
Abbreviated Legal: Lot 47, "Gilkeys Additon to Burlington"  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4085-000-047-0005 (P72590)

FIRST AMERICAN TITLE CO.  
84544-1

THE GRANTOR Patrick R. Findley and Dorothy J. Findley, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Oscar C. Woods and Amy R. Woods, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 47, "Gilkey's Additon To Burlington", as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 06/15/05  
Patrick R. Findley  
Patrick R. Findley

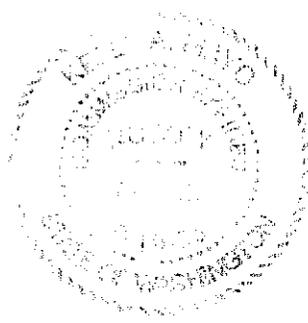
Dorothy J. Findley  
Dorothy J. Findley

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Patrick R. Findley and Dorothy J. Findley** is/are the person(s) 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.

Dated: 6/15/05

Kelli A Mayo  
Kelli A Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005



3141  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 17 2005  
Amount Paid \$3,316.14  
Skagit County Treasurer  
By: [Signature] Deputy

EXHIBIT "A"

**EXCEPTIONS:**

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property  
In Favor Of: Pacific Telephone & Telegraph Company  
Recorded: May 18, 1927  
Auditor's No.: 203792, Volume 143 of Deeds, page 308  
Affects: Exact location undisclosed on the record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 20, 1955  
Recorded: September 20, 1955  
Auditor's No.: 525143  
Executed By: Skagit Land Co., a corporation

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Transmission line  
In Favor Of: Puget Sound Power & Light Co.  
Disclosed By: Volume 155 of Deeds, page 160  
Recorded: June 27, 1930  
Affects: Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way

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

Plat/Subdivision Name: Gilkey's Addition to Burlington  
Recorded: January 13, 1955  
Volume/Page: Volume 2, page 26

Said matters include but are not limited to the following:

"All buildings shall be set back not less than 25 feet from front property line. All dwellings shall be of new construction and shall meet F.H.A. requirements in every respect. Not more than one dwelling shall be constructed on each lot. No commercial buildings of any type shall be built."



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.  
Recorded: April 9, 1980  
Auditor's No.: 8004090004  
Purpose: Right to enter said premises to operate, maintain, repair,  
underground electric transmission and/or distribution system,  
together with the right to remove brush, trees and landscaping  
which may constitute a danger to said lines.  
Location: South 10 feet



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