



200506210141

Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Marc D McKee

Address 16653 Ovenell Rd #B

City, State, Zip Mount Vernon, WA 98273



**LAND TITLE
COMPANY**

FILED FOR RECORD AT REQUEST OF

Land Title #116583

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR KELLY T MAUCK AND STACY MAUCK, Husband and Wife
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MARC D MCKEE, An Unmarried Man
the following described real estate, situated in the County of Skagit ,State of Washington:

LOT 14, "PLAT OF BRICKYARD CREEK DIVISION", AS PER
PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 48,49
AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND
RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS
REFERENCE MADE A PART HEREOF.

TAX #4587-000-014-0003 (P102086)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated June 10th, 2005

JUN 21 2005

Amount Paid \$ 4,619.10
By Skagit Co. Treasurer
Deputy

Kelly T Mauck
(Individual) Kelly T Mauck
Stacy Mauck
(Individual) Stacy Mauck

By _____
(President)
By _____
(Secretary)

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this day personally appeared before me
Kelly T Mauck and Stacy Mauck
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

On this _____ day of _____, before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared _____, and

to me known to be the _____ President and _____ Secretary,
respectively of _____ the corporation that
executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that _____
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.

GIVEN under my hand and official seal on this
17th day of June 2005
Doreen K. Ruston
Notary Public in and for the State of Washington
residing at Mount Vernon
My appointment expires: 8/25/07

Witness my hand and official seal hereto affixed the day and year first
above written.
3-10-2006
Notary Public in and for the State of Washington,
residing at _____
My appointment expires: _____

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Right to enter said premises to operate, maintain, and 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.
Area Affected: A 10 foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road rights of way
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No.: 9204220113

B. Provision contained in the Dedication of said Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon lots and blocks shown on this plat in the original reasonable grading of the streets shown hereon.

C. Easement provisions contained on the face of said Plat, as follow:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Inc., the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots. TOGETHER WITH those specific easements as shown hereon 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, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION:

Executed By: LDV Partnership
Recorded: September 29, 1992
Auditor's No.: 9209290103

E. DECLARATION OF COVENANTS AND RESTRICTIONS FOR NORTH CENTRAL AND BRICKYARD CREEK COMMUNITY ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: North Central Division II
Recorded: September 29, 1992
Auditor's No.: 9209290105

F. Terms and conditions of the Bylaws and Articles of Incorporation of North Central Division and Brickyard Creek Community Association as recorded April 30, 1993, under Auditor's File No. 9304300085 and 9304300086.

- Continued -



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Schedule "B-1"

EXCEPTIONS CONTINUED:

G. Notes contained on the face of the Plat set forth the following:

- 1. 10.5 foot wide sidewalk and utility easement;**
- 2. 10 foot wide Puget Sound Power & Light Requested minimum building set back.**



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