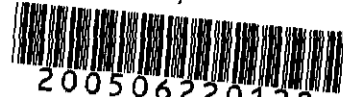


AFTER RECORDING MAIL TO:  
JEFFREY A QUIVEY  
638 SILVER CREEK PLACE  
SEDRO WOOLLEY, WA 98284



200506220128  
Skagit County Auditor

6/22/2005 Page 1 of 3 11:31AM

Filed for Record at Request of  
LAND TITLE COMPANY OF SKAGIT COUNTY  
Escrow Number: W-79412

LAND TITLE OF SKAGIT COUNTY 115846-S

### Statutory Warranty Deed

Grantor(s): WILHELM J. MEININGER and ROBIN M. COTTRELL  
Grantee(s): JEFFREY A QUIVEY and NANCY E MARSTON-QUIVEY  
Abbreviated Legal: LOTS 42, 43 & 44, SP 108-76, SILVER CREEK RANCH DIV #2

Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 360405-1-003-3206, 360405-1-003-3404

THE GRANTOR WILHELM J. MEININGER and ROBIN M. COTTRELL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY A QUIVEY and NANCY E MARSTON-QUIVEY, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION  
SEE ATTACHED EXHIBIT "B" HERETO FOR EXCEPTIONS

Dated June 13, 2005

WILHELM J. MEININGER  
3207  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

ROBIN M. COTTRELL

JUN 22 2005

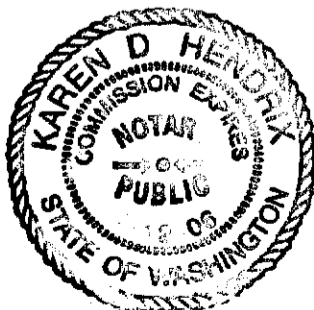
Amount Paid \$6,461.40  
Skagit Co. Treasurer  
By

STATE OF WASHINGTON }  
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that WILHELM J. MEININGER and ROBIN M. COTTRELL 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: JUNE 16, 2005

Notary Public in and for the State of WASHINGTON  
Residing at Bellingham  
My appointment expires: 1-12-2006



## EXHIBIT A

Tracts 42, 43 and 44 of Short Plat No. 108-76, being that certain 5 acre Parcel Subdivision entitled, "SILVER CREEK RANCH, DIVISION NO. 2", located in Sections 4 and 5, Township 36 North, Range 4 East, W.M., approved November 23, 1976, under Auditor's File No. 846420, in Volume 2 of Short Plats, pages 1 and 2, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips of land primarily 60 feet in width, delineated on the face of said Short Plat No. 108-76, as said Short Plat is set forth above and as set forth on the face of Short Plat No. 108-76, approved June 14, 1978 and recorded June 29, 1976, under Auditor's File No. 838023, in Volume 1 of Short Plats, page 142, records of Skagit County, Washington, sometimes referred to as Silver Creek Drive.

Situate in the County of Skagit, State of Washington.

### EXCEPTIONS:

- A. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: January 11, 1977  
Recorded: January 14, 1977  
Auditor's No.: 849293  
Executed By: Vista-Bella Investments, Inc., by Eddision G. N. Sinanan,  
President

- B. RESERVATION OF ALL RIGHTS TO OIL, GAS AND MINERALS BY INSTRUMENT:

Dated: November 18, 1977  
Recorded: December 7, 1977  
Auditor's No.: 869967  
Executed By: Vista-Belle Investments, Inc.

- C. A 10 foot wide utility easement adjacent and parallel to each lot line (i.e., front, rear and side) as reserved in instrument recorded January 14, 1977, under Auditor's File No. 849293.

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

For: Electric line, cable television lines and telephone lines  
In Favor Of: Puget Sound Power & Light Co., Continental Telephone Company  
of the Northwest, and Nationwide Cablevision  
Recorded: February 8, 1978  
Auditor's No.: 873457  
Affects: Exact location is undisclosed on the record

- E. Provisions set forth on the face of said Short Plat No. 108-76, as follows:

1. Present Zoning - Residential;
2. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the subdivision, the buyer should inquire and investigate as to the availability of said water;
3. Maintenance of roads is the responsibility of the lot owners;
4. A parcel map number and date of approval shall be included in all deeds and contracts;
5. A 60 foot private road for ingress and egress of Silver Creek property owners.

NOTE: The Skagit County Planning Department now shows the zoning to be "Rural".



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**F. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Grantee:** Puget Sound Power & Light Company, a Washington Corporation  
**Purpose:** The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
**Area Affected:** A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located on the above described property beginning at the Southeast corner thereof; thence West 5 feet; thence Northerly parallel to the Easterly line a distance of approximately 90 feet; thence Westerly approximately 595 feet to its terminus  
**Recorded:** October 26, 1981  
**Auditor's No.:** 8110260027  
**(Affects Lot 42 only)**

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.



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