

AFTER RECORDING MAIL TO:

First American Exchange
3202 Commercial Avenue
Anacortes, WA 98221



200506240141

Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85048

Statutory Warranty Deed

~~FIRST AMERICAN TITLE CO.~~

B85048-1

Grantor(s): Danny D. Moody
Grantee(s): Robert T. Carlson and Sally A. Carlson
Assessor's Tax Parcel Number(s): 4169-002-005-0300, P108643

THE GRANTOR Danny D. Moody, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of a I.R.S. 1031 Tax Deferred exchange in hand paid, conveys and warrants to Robert T. Carlson and Sally A. Carlson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of Sedro-Woolley Short Plat No. SW-06-95, approved November 9, 1995, recorded November 14, 1995 in Volume 12 of Short Plats, page 38, under Auditor's File No. 9511140024; being a portion of Lot 5 and Lot 6, Block 2, "ROSEDALE GARDEN TRACTS", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.
Subject to Covenants, Conditions, Restrictions and easements, if any as epr attached Exhibit "A"

Dated: 06/20/05

Danny D. Moody

3263
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 24 2005

Amount Paid \$4,895.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Danny D. Moody, the persons 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.

Date: 6-23-05

Sandra D. Olson



Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

EXHIBIT "A"

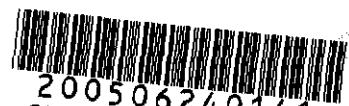
EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SW-06-95
Recorded: November 14, 1995
Auditor's No.: 9511140024
As Follows:

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water -- Public Utility District No. 1.
4. Sewer -- City of Sedro-Woolley.
5. \$450.00 in park fees have been paid at the time of filing the plat, additional park fees may be required depending on the number of units constructed.
6. All lots within this Short Plat will be subject to paying the applicable special connection fees as enacted by the City Council in Ordinance #1240-95.
7. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS: An easement is hereby granted to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co. and TCI Cablevision of Washington, Inc., and their respective successors and assigns over, under and through the private street, shown as Tract A, the 10 foot wide easement to the City of Sedro-Woolley as shown along Reed Street, and the 10 foot wide utility easement Southerly of and adjacent to Tract A, in which to construct, maintain and operate utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated with understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement areas and not to interfere with, obstruct or endanger the use of the easements.
8. Drainage Easement affecting the Westerly 10 feet of Lot 2.
9. Drainage Easement affecting the Southerly 15 feet and Northerly 10 feet of Lots 1 through 4 and the Easterly 10 feet of Lot 4.
10. Tract A is dedicated as a perpetual access and utility easement for Lots 1 through 4.



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B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 14, 1995
Auditor's No.: 9511140025
Executed By: Kendall D. Gentry
Affects: Lots 2, 3 and 4, Short Plat #SW-6-95

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 14, 1995
Auditor's No.: 9511140026
Executed By: Kendall D. Gentry
Affects: Lots 1, 2, 3 and 4, Short Plat #SW-6-95

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Sedro-Woolley, a municipal corporation
And: Commonwealth Limited Partnership I
Dated: November 14, 1995
Recorded: November 16, 1995
Auditor's No.: 9511160125
Regarding: Utility Improvements

Provisions of "Certificate For Ordinance", as recorded on October 20, 1995, under Auditor's File No. 9510200008, records of Skagit County.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 28, 1996
Auditor's No.: 9605280002
Executed By: Commonwealth Limited Partnership I, and
Dewey Hyatt and Janet Hyatt



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