

AFTER RECORDING MAIL TO:
Mr. and Mrs. Steven L. Clement
1309 Henson Court
Sedro Woolley, WA 98284



200506300227
Skagit County Auditor

6/30/2005 Page 1 of 2 2:49PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85155

Statutory Warranty Deed

Grantor(s): Jody S. Raivo and Rose M. Raivo
Grantee(s): Steven L. Clement and Kristine R. Clement
Assessor's Tax Parcel Number(s): 350426-1-006-0200, P110768

FIRST AMERICAN TITLE CO.
B85155-1

THE GRANTOR Jody S. Raivo and Rose M. Raivo, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven L. Clement and Kristine R. Clement, 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-04-96, approved January 6, 1997, recorded January 30, 1997 in Volume 12 of Short Plats, Page 183, under Auditor's File No. 9701300044, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Northeast ¼ of Section 26, Township 35 North, Range 4 East, W.M.

EXCEPT that portion dedicated to the City of Sedro Woolley by Deed recorded February 7, 1997 under Auditor's File No. 9702070091.

Subject to easements, restrictions and other exceptions hereto attached as Exhibit A

Dated: June 27, 2005

Jody S. Raivo

Rose M. Raivo

3433
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$5,785.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jody S. Raivo and Rose M. Raivo, 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: 6-28-05

Linda N. Remick

Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

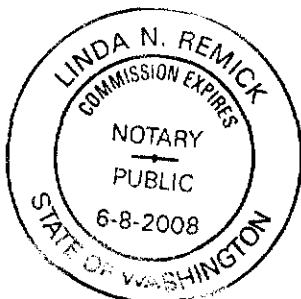


EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William Heider, et al
Dated: October 10, 1933
Recorded: March 24, 1934
Auditor's No.: 261073 in Volume 164 of Deeds, page 166
Purpose: Sewer and drainage pipeline
Area Affected: Portion of the subject property and other property

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William A. Stiles, Jr., Betty M. Stiles, George Grader, Gary Ludwig
(Lot 3) and Kathleen Ludwig (Lot 3)
And: David F. Warren (Lot 4), George Henson (Lot 2), Linda Henson
(Lot 2) and David Chaires (Lot 1)
Dated: November 17, 1996
Recorded: January 23, 1997
Auditor's No.: 9701230017
Regarding: Road Maintenance Agreement

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

Short Plat No.: SW-04-96
Recorded: January 30, 1997
Auditor's No.: 9701300044

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ray Houser and Henry Annema (and/or their families)
And: Owners of the lots within the Stiles/Grader and Vandenburg Short
Plats
Dated: November 5, 1996
Recorded: February 3, 1997
Auditor's No.: 9702030035
Regarding: Maintenance and repair of drainage ditch

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Sedro Woolley, a Washington municipal corporation
Dated: December 31, 1996
Recorded: February 7, 1997
Auditor's No.: 9702070091
Purpose: The right to make slopes for cuts and fills – also the right to enter
upon the property adjacent to that specifically described for the
purpose of construction and maintenance of said alley, utilities and
access
Area Affected: Portion of subject property,

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Central Rhodes Road Community Association, a Washington Non-
Profit Corporation
Dated: April 13, 2000
Recorded: April 13, 2000
Auditor's No.: 200004130074
Purpose: Construction, repair and maintenance of a storm water drainage
system
Area Affected: West 20 feet of Lots 1, 2, 3 and 4; the East 16 feet of Lots 1, 2 and
3; the North 20 feet of Lot 1; and the South 20 feet of Lot 3, Short
Plat No. SW-04-96



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