

AFTER RECORDING MAIL TO:
Stephen Zimmerman
23128 Prairie Road
Sedro Woolley, WA 98284



200506300250

Skagit County Auditor

6/30/2005 Page

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4 3:26PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01488-05

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Grantor(s): Kim D. Olson
Grantee(s): Stephen M. Zimmerman and Tammy L. Zimmerman
Abbreviated Legal:
Lot 6, Marihugh Place
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4580-000-006-0000 (P100912)

THE GRANTOR Kim D. Olson, a married man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen M. Zimmerman, an unmarried individual and Tammy L. Zimmerman, an unmarried individual, each as their separate estates the following described real estate, situated in the County of Skagit, State of Washington

Lot 6, "Plat of Marihugh Place", as per plat recorded in Volume 15 of Plats, pages 27 and 28, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated

Kim D. Olson

3441
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$ 5,322.00
Skagit Co. Treasurer
By Deputy

State of Washington)
County of Skagit) SS:

I certify that I know or have satisfactory evidence that **Kim D. Olson**

~~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:

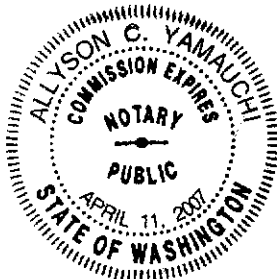
6/30/05

Allyson C. Yamauchi

Notary Public in and for the State of Washington

Residing at Burlington, WA

My appointment expires: 4-11-2007



EXCEPTIONS:

EXHIBIT "A"

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, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed with the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.) Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right of ways. Easement No. 3: Beginning at a point on the East line of Lot 5 of said property that is 5 feet North of the most Easterly Southeast corner (said point being on the Westerly margin of Marihugh Place) thence, South 89°05'09" West, 187.42 feet; thence South 01°13'55" East, 120 feet to its terminus
Dated: July 15, 1991
Recorded: July 23, 1991
Auditor's No.: 9107230067

B. Rights contained in Dedication shown on the face of the Plat, as follows:

"...the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way or to hamper road drainage. Any enclosing of drainage waters in culverts of drains or re-routing shall be done by and at the expense of such owner."

C. Easement provisions contained on the face of the plat, as follows:

"An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E. and County of Skagit and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 the 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 privileges herein granted."

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EXCEPTIONS CONTINUED:

D. Notes contained on the face of the plat, as follows:

1. Zoning - Residential Reserve;
2. Sewage Disposal - Individual septic systems;
3. Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Office for details;
4. Water - P.U.D. No. 1;
5. Covenants to be recorded;
6. Significant wetlands have been delineated on portions of this plat. Potential buyers should investigate said wetland areas with respect to any building restrictions. See Skagit County Planning Officials for details;
7. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments noted as "A" through "J" of said title report mentioned in note 2 above said instruments being recorded under Auditor's File No. 7909110014, 8001080002, 8805060024, 8805170010, 8807070020, 8908230055, 8806070017, 9109200067 and 9107230067.

E. Wetland Delineation Note contained on the face of the Plat, as follows:

For wetland delineation and U.S. Corps' permit information, see Skagit County Auditor's File No. 9202070049. Any disturbance within a delineated wetland may require a permit from the U.S. Corps of Engineers.

F. DECLARATION OF RESTRICTIONS AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:

Executed By:	Undisclosed
Recorded:	March 10, 1992
Auditor's No.:	9203100005

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Septic mound site
Area Affected:	As shown

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EXCEPTIONS CONTINUED:

H. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Gino Cecotti
And: Skagit County
Dated: May 16, 1988
Recorded: May 17, 1988
Auditor's No.: 8805170010
Regarding: Mound Fill System Installation

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Purpose: To construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: The East 20 feet of the North 450 feet
Dated: January 7, 2002
Recorded: February 4, 2002
Auditor's No.: 200202040071

J. Easement shown on face of plat:

For: Drainage and storm water dispersion area
Affects: As shown on plat



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