

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Robert T. Carlson  
335 Bennet Street  
Sedro Woolley, WA 98284



200507220089  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85447

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Edgar Thomas Raezer and Angela Dawn Raezer  
Grantee(s): Robert T. Carlson and Sally A. Carlson  
Assessor's Tax Parcel Number(s): 4169-002-013-0200, P111799

B85447-1

THE GRANTOR Edgar Thomas Raezer and Angela Dawn Raezer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as Part of an 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 3 of Sedro Woolley Short Plat No. 10-96, approved July 19, 1997, recorded July 29, 1997 in Book 13 of Short Plats, pages 27 and 28, as Auditor's File No. 9707290102, records of Skagit County, Washington; being a portion of Lots 13 and 14, Block 2, "Rosedale Garden Tracts of Sedro Woolley", as per Plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across Tract "A", (Hyatt Street), as shown on the face of said Short Plat.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: 07/19/05

Edgar Thomas Raezer      Angela Dawn Raezer  
Edgar Thomas Raezer      Angela Dawn Raezer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3907

JUL 22 2005

Amount Paid \$ 4900.00  
Skagit Co. Treasurer  
By sp Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edgar Thomas Raezer and Angela Dawn Raezer, 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: 7-20-05

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. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro Woolley Sub-Flood Control  
Dated: July 23, 1985  
Recorded: July 26, 1985  
Auditor's No.: 8507260003  
Purpose: Flood control and drainage and to excavate, construct, maintain and operate an open ditch for the conveyance of storm water

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Brian Hanson and Darlene Hanson, husband and wife; Gary L. Hanson and Linda Hanson, husband and wife, their heirs, successors and assigns  
Dated: May 21, 1997  
Recorded: May 28, 1997  
Auditor's No.: 9705280114  
Purpose: A non-exclusive easement for drainage and utilities

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Joseph K. Scronce and Rhonda L. Scronce, husband and wife, their heirs, successors and assigns  
Dated: May 21, 1997  
Recorded: May 28, 1997  
Auditor's No.: 9705280115  
Purpose: A non-exclusive easement for drainage and utilities

D. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: SW 10-96  
As Follows:

1. Private roads shall be constructed or bonded for by the developer with future maintenance the responsibility of the Lot owners.
2. Water - Public Utility District No. 1
3. Sewer - City of Sedro Woolley



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4. A total of \$300.00 in parks impact fees has been paid on this Short plat. Future developers may be responsible for additional parks impact fees.

5. An agreement regarding storm water maintenance has been entered into and is binding on future property owners.

6. Future property owners of lot 1 may be required to participate in future ULID's or LID's created for improvement on Central Street.

7. 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 a 10 foot wide portion of Lots 1, 2 and 3 as shown adjacent to Tract A, and over, under and through a 7 foot wide portion of Lot 1 as shown adjacent to Central Street to maintain and operate 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 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. Ten (10) foot utility easement along Southerly line.



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