

AFTER RECORDING MAIL TO:

Kira Wood
392 Klinger Street
Sedro Woolley, WA 98284



200507250219
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85122

Statutory Warranty Deed

Grantor(s): Eric A. Kruger and Kelsey M. Kruger
Grantee(s): Kira Wood
Assessor's Tax Parcel Number(s): 4796-000-035-0000, P1193108

FIRST AMERICAN TITLE CO.
B85122-1

THE GRANTOR Eric A. Kruger and Kelsey M. Kruger, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kira Wood, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 35, "PLAT OF BRICKYARD MEADOWS - DIV. I", according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

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

Dated: July 19, 2005

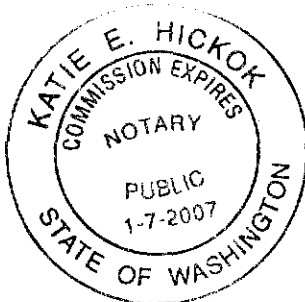
Eric A. Kruger

Kelsey M. Kruger

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eric A. Kruger and Kelsey M. Kruger, 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: 7-25-05



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3935
JUL 25 2005

Amount Paid \$ 34760.00
By [Signature] Skagit Co. Treasurer
Deputy

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: September 26, 2001
Recorded: October 9, 2001
Auditor's No: 200110090060
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "
Area Affected:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surface shall be located within a 5(five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Brickyard Meadows Div. 1
Recorded: July 15, 2002
Auditor's No: 200207150172

Said matters include but are not limited to the following:

1. Utility Easement shown on the Face of the Plat, as follows:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns; under and upon the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services together with the right to enter upon said exterior ten (10) feet of all lots, tracts and spaces at all times for the purposes herein stated.

2. Dedication Provisions shown on the Face of the Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."



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3. P.U.D. Waterline Easement Note shown on the Face of the Plat, as follows:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the rights of ingress to and egress from said lands across adjacent lands of the grantor' also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all Timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District. 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 area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with obstruct or endanger the District's use of the easement.

4. Easement for waterline affecting Lot 38.

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

Dated:	July 12, 2002
Recorded:	July 15, 2002
Auditor's No:	200207150173
Executed by:	Vine Street Investors, LLC



200507250219

Skagit County Auditor