

AFTER RECORDING MAIL TO:
Mr. and Mrs. David D. Hansen
409 Spring Lane
Sedro Woolley, WA 98284



200507270039
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85311

Statutory Warranty Deed

Grantor(s): Joel C. Christensen and Angela M. Christensen
Grantee(s): David D. Hansen and Susan A. Hansen
Assessor's Tax Parcel Number(s): 4732-000-043-0000, P114868

FIRST AMERICAN TITLE CO.

B 85311-1

THE GRANTOR Joel C. Christensen and Angela M. Christensen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David D. Hansen and Susan A. Hansen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 43, "PLAT OF SPRING MEADOWS DIVISION II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington.

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

Dated: 07/22/05

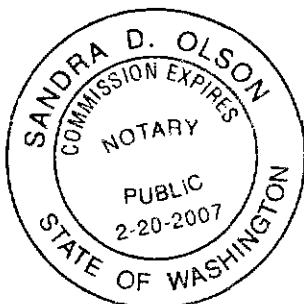
Joel C. Christensen

Angela M. Christensen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joel C. Christensen and Angela M. Christensen, 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: 7-22-05



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

3982
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2005

Amount Paid \$ 3792.66
By 2 Skagit Co. Treasurer Deputy

EXHIBIT "A"

EXCEPTIONS:

A. TERMS AND CONDITIONS OF "AN ORDINANCE OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON, ANNEXING CERTAIN PROPERTY CONTIGUOUS TO SAID CITY'S WESTERN BOUNDARY FROM PETITION FILED BY MICHAEL V. FOHN, ET AL":

Dated: November 18, 1993
Recorded: January 26, 1994
Auditor's No: 9401260022

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

Dated: March 2, 1999
Recorded: March 4, 1999
Auditor's No: 9903040085
Executed by: Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No: 9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No: 9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No: 200007240001

C. TERMS AND CONDITIONS OF BY-LAWS:

Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150047



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

Plat/Subdivision Name: Plat of Spring Meadows - Div II
Recorded: June 22, 1999
Auditor's No: 9906220076

Said matters include but are not limited to the following:

1. This PUD was subject to variances and approvals in the PUD staff report on file in the city.
2. Building lot area in this plat shall be no less than 850 square feet.
3. 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 emergency vehicle access easement shown hereon and the exterior seven (7) 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 emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated.
4. "...dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, 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.
5. Utility easements
6. 100 foot buffer to building line, 90 foot buffer to lot line.
7. Drainage District No. 14 right of way dedicated in Auditor's File No. 267764. Assumed 20-foot width along existing ditch for graphic purposes. No width given in the dedication document.



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