

AFTER RECORDING MAIL TO:

Jessica Veilleux
423 Rowland Road
Sedro Woolley, WA 98284

200507290068
Skagit County Auditor
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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85219

Statutory Warranty Deed

Grantor(s): Reid Revocable Living Trust
Grantee(s): Jessica Veilleux
Assessor's Tax Parcel Number(s): 4862-000-423-0000, P122977

FIRST AMERICAN TITLE CO.
B85219-1

THE GRANTOR Gaeme I. Reid and Bertha E. Reid, as Trustees of The Reid Revocable Living Trust dated 3-8-2004, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jessica Veilleux the following described real estate, situated in the County of Skagit, State of Washington.

Unit 423, "GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS" according to the Declaration thereof recorded June 10, 2005, under Auditor's File No. 200506100032 and Survey Map and Plans thereof recorded under Auditor's File No. 200506100033 records of Skagit County, Washington.

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

Dated: 0706/05

Reid Revocable Living Trust

Bertha E. Reid
By: Bertha E. Reid, Trustee

Gaeme I. Reid
By: Gaeme I. Reid, Trustee

4052
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2781.80
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Reid Revocable Living Trust, 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: 7-12-05

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. PROVISION CONTAINED IN DEED DATED DECEMBER 23, 1971, RECORDED AUGUST 1, 1972 UNDER AUDITOR'S FILE NO. 771931, AS FOLLOWS:

"It is understood that the strip herein conveyed is a road presently in use, serving as means of ingress and egress for the abutting owners. It is the intention of the Grantors herein that the fee title to said strip, subject to the existing road easement rights and utility rights, as previously granted and now in use, is hereby conveyed one-half to the abutting owner of each side of said road (in the same manner that fee title to platted roads are held by the abutting owners, subject to the easement rights normally created in the dedication of a recorded plat), and that the County Assessor shall hereafter assess for tax purposes the ownership of said strip one-half to each abutting owner, as herein conveyed.

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

Short Plat No.: SW-04-00
Recorded: November 20, 2000
Auditor's No.: 200011200119

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: October 23, 2000
Recorded: October 25, 2000
Auditor's No.: 200010250038
Purpose: Water pipeline easement
Area Affected: South ½ of Rowland Road (a private road)

D. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: June 10, 2005
Auditor's File No.: 200506100032



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

Plat/Subdivision Name: Garden of Eden Townhouse Condominiums
Recorded: July 10, 2005
Auditor's No.: 200506100033

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the following: City of Sedro Woolley, Public Utility District No. 1 of Skagit County; Puget Sound Energy, Cascade Natural Gas, G.T.E. of the Northwest, TCI Cablevision, and their respective successors and assigns under and upon the exterior seven (7) feet of Lots 1, 2 and 3 lying parallel with and adjoining Garden of Eden Road and Rowland Road, 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 lots, at all times for the purposes herein stated.
2. Utility locations are shown from information supplied by the declarant.
3. Rowland Road right-of-way shown is a private road and is to be maintained by the condominium association, (Common Elements), subject to provisions contained in Deed dated December 23, 1971, recorded August 1, 1972, under Auditor's File No. 771931.
4. Septic systems are located in the common element. Refer to Declaration for details and conditions.
5. Gas service for Unit 425 was shown under Unit 423 by declarant. Gas meters for both units are located on the East side of Unit 423.

F. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200011200120
Document Title: Agreement
Regarding: Waiver of Protest and Special Power of Attorney



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