

AFTER RECORDING MAIL TO:

Julie Dixon
782 Del Norte
Livermore, CA 94550



200508040083
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85500

Statutory Warranty Deed

Grantor(s): Brenda L. Werden
Grantee(s): Julie Dixon
Assessor's Tax Parcel Number(s): 350530-0-017-0200, P118647

FIRST AMERICAN TITLE CO.

85500-1

THE GRANTOR Brenda L. Werden, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julie Dixon, ~~a married woman as her separate estate~~ the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Sedro Woolley Short Plat No. SW-01-119, approved December 11, 2001, recorded December 12, 2001 under Skagit County Auditor's File No. 200112120003; being a portion of Section 30, Township 35 North, Range 5 East, W.M.

Subject to paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 85500 attached hereto.

Dated: July 26, 2005

Brenda L. Werden
Brenda L. Werden

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Brenda L. Werden, the person 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: Aug. 1, 2005

Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4305

AUG 04 2005

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

Order No: 85500

Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Georgia J. Schopf, as her separate estate
Recorded: September 20, 2001
Auditor's No.: 200109200011
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary adjustment is not for the purposes of creating an additional building lot."

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

Short Plat No.: SW-01-119
Recorded: December 12, 2001
Auditor's No.: 200112120003

Said matters include but are not limited to the following:

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement recorded in Auditor's File No. 200112120004.
3. Sewer – City of Sedro Woolley
4. Water – P.U.D. No. 1 of Skagit County
5. A waiver of protest for future LID or ULID formation is filed under Auditor's File # N/A.
6. Street trees shall be planted in a quantity equivalent to 30 foot on center. Locations to be approved by the city. Plantings shall be done within six months of recording. Locations shall not conflict with utilities. Existing trees may be counted toward requirement. Species shall be from approved city street tree list.
7. 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 Tract A, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining South 11th Place, and the North ten (10) feet of Lot 2, and the North ten (10) feet of the South twenty (20) feet of Lots 3 and 4, 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 private street(s) if any, all lots, tracts and spaces at all time for the purposes herein stated.



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8. 10' utility easement to Lot 3
9. 15' drainage easement for Lots 1 - 4
10. Access locations

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Georgia J. Schopf
And:	City of Sedro Woolley
Dated:	December 7, 2001
Recorded:	December 12, 2001
Auditor's No.:	200112120004
Regarding:	Maintenance of Private Road and Drainage Facilities



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