

AFTER RECORDING MAIL TO:



200509120114

Skagit County Auditor

9/12/2005 Page

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3 11:47AM

Name AMERICAN ESCROW

Address P.O. BOX 1149

City, State, Zip STANWOOD, WA. 98292

Filed for Record at Request of: 21528

LAND TITLE OF SKAGIT COUNTY

117685-P

### QUIT CLAIM DEED

THE GRANTOR(S) TRESSA BROWN, A MARRIED WOMAN (WIFE OF GRANTEE HEREIN)-----  
for and in consideration of LOVE AND AFFECTION AND TO ESTABLISH A SEPARATE ESTATE-----  
conveys and quit claims to TIMOTHY R. BROWN, A MARRIED MAN, AS HIS SEPARATE ESTATE-----  
the following described real estate, situated in the County of SKAGIT-----, state of Washington,  
together with all after acquired title of the grantor(s) therein:

LOT 44, " PLAT OF COUNTRY AIRE PHASE 1," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,  
PAGES 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

# 4994

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Assessor's Property Tax Parcel/Account Number: 4605-000-044-0003

Dated: SEPTEMBER 5, 2005

SEP 12 2005

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

[Signature]  
TRESSA BROWN

STATE OF Washington

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Tressa Brown  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and  
acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 9, 2005

[Signature]  
Notary Public in and for the state of Washington  
My appointment expires: 11/19/08

## • EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way  
Dated: October 26, 1992  
Recorded: October 29, 1992  
Auditor's No.: 9210290099

## B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1.) Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
- 2.) Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.
- 3.) The property is impacted by agricultural uses on adjacent and nearby property, and by odors associated with the Burlington Waste Water Treatment Plant located to the East off South Section Street, and odors associated with national Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property off Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain, and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority or the Department of Ecology. The purchaser of any parcel, developed or undeveloped, within the borders of this Plat assumes the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.

## C. SANITARY SEWER CONNECTION CREDIT

\$102,409.65 shall be applied against the per lot current rates at the time of building permit application.

## D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1; Puget Sound Power and Light Company; G.T.E.; Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated

- Continued -



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EXCEPTIONS CONTINUED:

- E. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.
- F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 11, 1993  
Recorded: June 11, 1993  
Auditor's No.: 9306110140  
Executed By: Kendall D. Gentry and Nancy F. Gentry, Husband and Wife, and  
Washington Federal Savings and Loan

Said Covenants were amended September 15, 1993, under Auditor's File No. 9309150090.

- G. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169, recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.



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