

WHEN RECORDED RETURN TO:
Name: Michael R. Thompson
Address: 1430 W. Casino Rd., #314
Everett, WA 98204



200509270213
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

Escrow Number: 17848CR

85943-1

Filed for Record at Request of: Stewart Title of Snohomish County, Inc.

STATUTORY WARRANTY DEED

The Grantor(s), Duane Youngren and Tiffany Youngren, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Michael R. Thompson, a single person the following described real estate, situated in the County of Skagit, State of Washington:

See Attached Legal Description

LOT 2 CITY SEDRO WOOLLY SP SW-09-98

5362
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 27 2005

Amount Paid \$ 5309.40
Skagit Co. Treasurer
By Deputy

SUBJECT TO: Subject to easements, restrictions, reservations, right of way, covenants, conditions and/or other matters listed in commitment number 85943 issued by First American Title attached.

Assessor's Property Tax Parcel/Account Number: 4706-000-010-0100 (P118697)

Dated: September 23, 2005

Duane Youngren

Tiffany Youngren

STATE OF Washington

)
) ss.
)

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Duane Youngren and Tiffany Youngren are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

264 HBF
Dated: September 23, 2005

H. Berk Foster

Name: H. Berk Foster
Notary Public in and for the State of Washington
My appointment expires: 7/9/08



Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2, "CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-09-98", as approved November 11, 2001 and recorded December 14, 2001, under Auditor's File No. 200112140118, records of Skagit County, Washington; being a portion of Lots 9 and 10, "PLAT OF METCALFE MEADOWS", as per plat recorded in Volume 16 of Plats, page 204, records of Skagit County, Washington..



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EXCEPTIONS:

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

Plat/Subdivision Name: Metcalfe Meadows
Recorded: January 16, 1998
Auditor's No: 9801160082

Said matters include but are not limited to the following:

1. Water - Public Utility District No. 1 of Skagit County
2. Sewer - City of Sedro Woolley
3. An easement is hereby granted to the City of Sedro Woolley, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns over, under and through the front 10 feet of all lots adjoining Alexander Street and other utility easements shown hereon in which to construct, maintain, and operate utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted, grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easements areas and not to interfere with, obstruct or endanger the use of the easement.
4. Know all men by these presents that Stu J. Metcalfe and Teresa L. Metcalfe, husband and wife and Washington Federal Savings, owners in the fee simple or contract purchaser and mortgage holder or lien holder of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes. The right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
5. Utility Easement affecting the exterior 10 feet abutting cul-de-sac of Marshall Avenue and Alexander Street.
6. Easement for ingress, egress and utilities to Lot 6, affecting a portion of Lot 5.



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

Short Plat No.: SW-09-98
Recorded: December 14, 2001
Auditor's No: 200112140118

Said matters include but are not limited to the following:

1. Utility Easement - 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 those areas marked as utility easements 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 private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.
2. Sewer - City of Sedro-Woolley.
3. Water - Public Utility District No. 1 of Skagit County.
4. A waiver of protest for future LID or ULID formation is filed under A.F. # 200112140119
5. Impact fees will be required prior to the issuance of building permits.
6. Easement for utilities affecting the northeasterly 7 feet of Lot 3 and the northwesterly 15 feet of Lots 1 and 2 and the easterly portion of Lot 4.
7. Emergency vehicle turn around area
8. Easement to Cascade Natural Gas affecting the north 10 feet of Lot 4

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: May 3, 2000
Recorded: May 22, 2000
Auditor's No: 200005220077
Purpose: A natural gas pipeline or pipelines
Area Affected: South 5 feet of Lots 1-4



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D. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By: Stewart Metcalfe and Teresa L. Grage, husband and wife
Regarding: Agreement to join and participate in the formation of a Local Improvement District (LID) or Utility Local Improvement District (ULID) or any Road Improvements Project sanctioned by City of Sedro-Woolley, and not to oppose or protest assessments therefor.
Dated: November 20, 2001
Recorded: December 14, 2001
Recording No: 200112140119

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Stewart J. Metcalfe and Teresa L. Grage
And: City of Sedro-Woolley
Dated: December 4, 2001
Recorded: December 14, 2001
Auditor's No: 200112140120
Regarding: Maintenance of Drainage Facilities

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Robert and Patricia Brooks, husband and wife
Dated: September 15, 2005
Recorded: September 15, 2005
Auditor's No.: 200509150217
Purpose: Access
Area Affected: The Southeast 23 feet of Lot 2 of CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-09-98

