

AFTER RECORDING MAIL TO:
Fernando Ramos
937 Summer Meadows Court
Sedro Woolley, WA 98284



200510030085
Skagit County Auditor

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Filed for Record at Request of
Security First Escrow, Inc.
Escrow Number: 05-00301-JM
CHICAGO TITLE IC36416 ✓

Statutory Warranty Deed

Grantor(s): Katina R. Hendren and David M. Garcia
Grantee(s): Fernando Ramos and Maria A. Ramos
Abbreviated Legal: LOT 10, PLAT OF SUMMER MEADOWS
Assessor's Tax Parcel Number(s): 4630-000-010-0009/P106993

THE GRANTOR Katina R. Hendren and David M. Garcia, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fernando Ramos and Maria A. Ramos, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

LOT 10, PLAT OF SUMMER MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 176 THROUGH 178, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO.

The subject property is within or near agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider to be nuisance those inconveniences or discomforts arising from farm operations, if such operations are consistent with commonly accepted good management practices and otherwise comply with local, state and federal laws.

Dated September 22, 2005

Katina R. Hendren
Katina R. Hendren

David M. Garcia # 5514
David M. Garcia REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Whatcom } SS:

OCT 03 2005
Amount Paid \$ 3689.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Katina R. Hendren and David M. Garcia is/are the person(s) 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.

Dated: 9/28/05



[Signature]
Jody McNamara
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 4/08/2006

EXHIBIT "A"

SUBJECT TO:

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 1, 1994
Auditor's No.: 9402010068, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All roads and the exterior 10 feet of said lots and tracts being parallel and coincident with boundaries of streets and rights-of-way
2. Easement provisions contained on the face of said plat, as follows:
 - A. An easement is hereby reserved for and granted to City of Sedro-Woolley, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain, and remove 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 privileges herein granted.
 - B. A 20 foot wide easement granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in, and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.
 - C. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the District's use of the easement.
3. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet of all lots adjacent to street
4. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
5. Note on the face of said plat, as follows:

It will be the builder's responsibility to achieve final grading on the individual lots in accordance with the approved grading plans.



Continued from Page 2...

6. Notes on the face of said Short Plat No. SW-1-78, recorded in Volume 2 of Short Plats, page 180, records of Skagit County, Washington, as follows:
 - A. Zoning - R.8.4.
 - B. Sewer - City Sewer.
 - C. Water - P.U.D.Affects: Portion of said plat
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: July 15, 1994
Auditor's No(s): 9407150146, records of Skagit County, Washington
Executed By: Cornerstone Court Joint Venture
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: June 6, 1995
Auditor's No(s): 9506060018, records of Skagit County, Washington
Executed By: Cornerstone Court Joint Venture and Presidio Homes
9. Encroachment onto the Easterly portion of Lots 9 and 10 by board fence appurtenant to property adjoining on the East as delineated on said plat.
10. Right, title, and interest of owners of property adjoining on the East to that portion of said premises lying East of the board fence running North to South.
Affects: Lots 9 and 10
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 15, 1994
Auditor's No(s): 9407150146, records of Skagit County, Washington
Imposed By: Cornerstone Court, Joint Venture
12. With respect to Paragraph F of the General Exceptions, Certificate for City of Sedro-Woolley Ordinance Number 1221-95, providing for a facilities improvement charge for new connections to the city sewer system;
Recorded: February 23, 1995
Auditor's No.: 9502230028, records of Skagit County, Washington
13. Dues, charges, and assessments, if any, levied by Summer Meadows Community.

...END OF EXHIBIT "A"...

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