

AFTER RECORDING MAIL TO:

James Mustoe
460 Meadow Place
Sedro Woolley, WA 98284



200511230057

Skagit County Auditor

11/23/2005 Page 1 of 3 10:02AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01577-05

Statutory Warranty Deed

Grantor(s): Jeffery W. Maulin
Grantee(s): James L. Mustoe
Abbreviated Legal:
Lot 22, "Plat of Spring Meadows - Div. II"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4735-000-022-0000 (P116067)

FIRST AMERICAN TITLE CO.

86651-1

THE GRANTOR Jeffery W. Maulin, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James L. Mustoe, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 22, "Plat of Spring Meadows - Div. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington; EXCEPT that portion described as follows: Beginning at the Northwest corner of said Lot 22; thence South 15 degrees 41'54" East along the West line thereof, a distance of 36.25 feet; thence North 01 degree 37'04" West, a distance of 14.39 feet; thence North 24 degrees 37'16" West, a distance of 22.57 feet to the point of beginning of this description.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated November 10, 2005

Jeffery W. Maulin
Jeffery W. Maulin

6508
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 23 2005

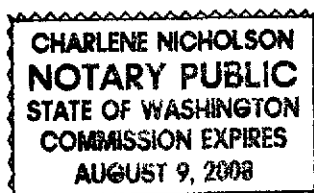
Amount Paid \$ 3796.40
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffery W. Maulin

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: 11-14-2006



Charlene Nicholson
Kelli A. Mayo Charlene Nicholson
Notary Public in and for the State of Washington
Residing at Sedro Woolley Pt Orchard
My appointment expires: 6/19/2005 8/9/2008

EXHIBIT "A"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 2, 1999
Recorded: March 4, 1999
Auditor's No: 9903040085
Executed by: Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No: 9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No: 9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No: 200007240001

B. TERMS AND CONDITIONS OF BY-LAWS:

Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150047

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

Plat/Subdivision Name: Plat of Spring Meadows - Div II
Recorded: June 22, 1999
Auditor's No: 9906220076

Said matters include but are not limited to the following:

1. This PUD was subject to variances and approvals in the PUD staff report on file in the city.
2. Building lot area in this plat shall be no less than 850 square feet.



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3. 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 the emergency vehicle access easement shown 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 emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated.

4. "...dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon.

5. Utility easements

6. 100 foot buffer to building line, 90 foot buffer to lot line.

7. Drainage District No. 14 right of way dedicated in Auditor's File No. 267764. Assumed 20-foot width along existing ditch for graphic purposes. No width given in the dedication document.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Dated:	January 10, 2002
Recorded:	January 30, 2002
Auditor's No:	200201300062
Purpose:	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
Area Affected:	That portion of the common area adjacent to Lot 53 and Lot 54 of the Plat of Spring Meadows Division II

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.:	9401260022
Document Title:	Ordinance
Regarding:	Annexation



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