

AFTER RECORDING MAIL TO:

John Heslop
717 Brickyard Blvd.
Sedro Woolley, WA 98284



200601270117

Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01605-05

Statutory Warranty Deed

Grantor(s): Ryan Ostrom and Sheila Ostrom

Grantee(s): John Heslop

Abbreviated Legal:

Lot 44, "Plat of Brickyard Creek Division"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4587-000-044-0003/P102131

FIRST AMERICAN TITLE CO.

86942-1

THE GRANTOR Ryan Ostrom and Sheila Ostrom, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Heslop and Joanne Heslop, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 44, "Plat of Brickyard Creek Division", according to the plat thereof recorded in Volume 15 of Plats, pages 48 through 50, records of Skagit County, Washington.

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

Dated 1/16/06

Ryan Ostrom

Sheila Ostrom #424

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 27 2006

State of Washington }
County of Skagit } SS:

Amount Paid \$ 5505²⁰
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ryan Ostrom and Sheila Ostrom

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: 1/16/06

Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No.: 9204220113
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.

Location:

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of Brickyard Creek Division."

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

Dated: June 5, 1992
Recorded: September 29, 1992
Auditor's No.: 9209290103 and 9209290105
Executed By: Daniel R. Madlung and Sandy Madlung, Lance F. Sims and Jan Sims, Daniel F. Sims and Sandi Sims, Vern Sims and Marie Sims

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

Plat/Subdivision Name: Brickyard Creek Division
Recorded: August 28, 1992
Auditor's No.: 92082080165

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 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.
2. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
3. A 10.5 feet wide sidewalk and utility easement'
4. A 10 feet wide Puget Sound Power & Light requested minimum building setback.



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