

AFTER RECORDING MAIL TO:

Mr. Alfred Brand
2209 Cascade Court
Anacortes, WA 98221



200602150034
Skagit County Auditor

2/15/2006 Page 1 of 2 9:33AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86789

Statutory Warranty Deed

Grantor(s): Richard G. Toigo and Jacqueline M. Toigo
Grantee(s): Alfred Woodrow Brand
Assessor's Tax Parcel Number(s): 4764-000-029-0000, P117336

FIRST AMERICAN TITLE CO.

A86789E-1

THE GRANTOR Richard G. Toigo and Jacqueline M. Toigo, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alfred Woodrow Brand, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Unit 29, "AMENDED FOREST RIDGE PUD PHASE 1", according to the plat thereof recorded under Auditor's File No. 200011080122, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: February 3, 2006

Richard G. Toigo
Richard G. Toigo

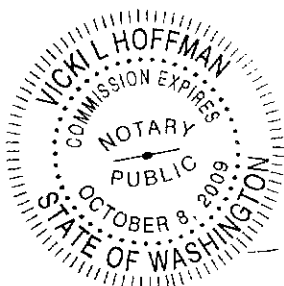
Jacqueline M. Toigo
Jacqueline M. Toigo

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard G. Toigo and Jacqueline M. Toigo, the persons 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.

Date: 2-9-06

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



7060
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 15 2006

Amount Paid \$ 7125.00
By [Signature] Skagit Co. Treasurer
Deputy

EXCEPTIONS:

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

Dated: October 31, 2000
Recorded: November 1, 2000
Auditor's No: 200011010001
Executed by: Vintage Investments, Inc.

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

Plat/Subdivision Name: Amended Forest Ridge PUD Phase 1
Recorded: November 8, 2000
Auditor's No: 200011080122

Said matters include but are not limited to the following:

1. Water Supply - City of Anacortes
2. Sewer Disposal - City of Anacortes
3. The detention pond operation and maintenance is the responsibility of the homeowners association.
4. An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Energy, GTE Telephone Company, Cascade Natural Gas Company, AT& T Cable Television Company and any other franchise or public utility and their respective successors and assigns under and across those portions of Tract "A" (common area) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this Planned Unit Development and other property with electric, gas, telephone and other utility service, together with the right to enter upon the tracts and spaces at all times for the purposes herein stated.
5. A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "B" for the beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.



200602150034
Skagit County Auditor