AFTER RECORDING MAIL TO: Mr. and Mrs. Michael J. Wright 502 Creek Lane Sedro Woolley, WA 98284



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Filed for Record at Request of First American Title Of Skagit County Escrow Number: B87115

## **Statutory Warranty Deed**

Grantor(s): Winfred D. Whalen and Jacklyn A. Whalen

Grantee(s): Michael J. Wright and Shawna Wright

F OF WASY

Assessor's Tax Parcel Number(s): P102122, 4587-000-035-0004

FIRST AMERICAN TITLE CO. B87115E-1

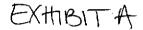
THE GRANTOR Winfred D. Whalen and Jacklyn A. Whalen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael J. Wright and Shawna Wright, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 35, "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 easements, restrictions or other exceptions hereto attached as exhibit A		
Dated: February 16, 2006  (Luked Demes	infaler Mys	Msh
Winfred D. Whalen	Jacklyn A. Whalen	
STATE OF Washington	} // //	
COUNTY OF Skamp	} ss:	
		over the second
I certify that I know or have satisfactory evidence that Winfred D. Whalen and Jacklyn A. Whalen, the		
persons who appeared before me, an	nd said person(s) acknowledged that he/she	/they signed this
mentioned in this instrument.	his/her/their free and voluntary act for the	uses and purposes
mentioned in this institution.		
Date: 12-21-070	CAA TIL	
	Xalle Ilea	
LE HICAOA		
A MISS TEST	Notary Public in and for the State of	Washington
Z S LOTARY )	Residing at YHVEYN	
PUBLIC S	My appointment expires: 1-7-07	
PUBLIC 8		
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SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

FEB 2 2 2006



Schedule "B-1"

## **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.



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- 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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