

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

200602220088  
Skagit County Auditor  
2/22/2006 Page 1 of 3 1:38PM

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  
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

Winfred D. Whalen  
Winfred D. Whalen

Jacklyn A. Whalen  
Jacklyn A. Whalen

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Winfred D. Whalen and Jacklyn A. Whalen, 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: 2-21-06



Katie E. Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-07

816  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 22 2006

Amount paid \$ 5256.00  
Skagit Co. Treasurer  
By LP Deputy

## EXHIBIT A

### 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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