

AFTER RECORDING MAIL TO:  
Kevin R. Greenough  
20413 Aliston Lane  
Burlington, WA 98233



200602240116  
Skagit County Auditor

2/24/2006 Page 1 of 2 1:38PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A87357

### Statutory Warranty Deed

Grantor(s): Rose Ann Froehlich  
Grantee(s): Kevin R. Greenough  
Assessor's Tax Parcel Number(s): P77666, 4182-000-031-0005

FIRST AMERICAN TITLE CO.  
A87357E-2

THE GRANTOR Rose Ann Froehlich, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin R. Greenough, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 31, "REPLAT OF EVERGREEN ACRES DIVISION NO. 1", as per plat recorded in Volume 10 of Plats, pages 13 and 14, records of Skagit County, Washington.

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

Dated: February 14, 2006

Rose Ann Froehlich by  
Rose Ann Froehlich

Vicki L Hoffman POA

# 256  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 24 2006

Amount Paid \$ 4793.20  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 15<sup>th</sup> day of February, 2006, before me personally appeared Vicki L. Hoffman to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Rose Ann Froehlich and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Date: 2/15/06

Tamara A Satko

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 11/7/07



**EXCEPTIONS:**

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

Plat/Subdivision Name: Evergreen Acres Div. 1  
Auditor's No: 761849

Said matters include but are not limited to the following:

1. The right 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters 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 the culverts or drains or rerouting 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. Lot 7 shall be used for storm water disposal, and Skagit County is hereby granted an easement on the entire lot. The easement and restriction shall run with the land until storm sewers are installed, at which time the restriction and easement shall be released by Skagit County.
2. Typical Residential structure setback lines, as delineated on the face of said plat. NOTE: We note that the face of said plat recites that for detailed setback requirements to see the Protective Covenants for the plat, however, there are no Protective Covenants of record affecting said plat.
3. Utility Easements

**B. Restrictive Covenants contained in Deed from Ace Garlinghouse, as Trustee, under the Living Trust of Oliver W. Gear and Helen E. Gear, conveying to Rodney N. Buchanan and Linda V. Buchanan, Tract 16 in said subdivision, dated March 24, 1976, recorded March 26, 1976 under Auditor's File No. 832388 (which may be notice of a general plan) as follows:**

1. Any home to be constructed is to be completed within one year of start of construction and home is to conform with other homes in the area.
2. The area of home is not to be less than 1100 square feet of living area.



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