



200604200064

Skagit County Auditor

4/20/2006 Page

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3 11:25AM

AFTER RECORDING MAIL TO:

Cassidy Gorom

1201 Jameson Street

Sedro Wooley, WA 98284

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00081-06

CHICAGO TITLE CO.

1C38581

Statutory Warranty Deed

Grantor(s): Louis P Boivin and Lois M Boivin

Grantee(s): Cassidy K Gorom and David D Dent

Abbreviated Legal:

Lot 3, city of Sedro Woolley Short Plat no. 02-250; being ptn. NW 30-35-5

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 350530-0-006-0300 P118946

THE GRANTOR Louis P Boivin and Lois M Boivin, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cassidy K Gorom, a Single Person, David D Dent, a Single Person the following described real estate, situated in the County of Island, State of Washington

Lot 3 of City of Sedro Woolley Short Plat No. 02-250, as approved February 13, 2002, and recorded February 14, 2002, under Auditor's File No. 200202140135, records of Skagit County, Washington; being a portion of the Northwest Quarter of Section 30, Township 35 North, Range 5, EWM

Subject to Schedule B-001

Dated April 19, 2006

Louis P Boivin

1856 Lois M Boivin
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2006

Amount Paid \$ 3686.04
By Skagit Co. Treasurer

State of Washington

County of Island

SS:

I certify that I know or have satisfactory evidence that Louis P Boivin and Lois M Boivin

is/are the person(s) who appeared before me, and said person(s)

acknowledged that

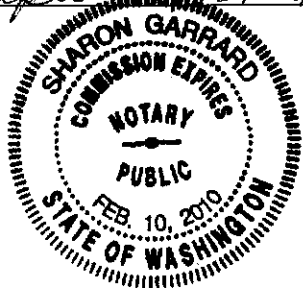
he / she / they signed this instrument and acknowledge it to be

his / her / their

free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

April 19, 2006



Sharon Garrard

Notary Public in and for the State of Washington

Residing at Oak Harbor

My appointment expires: 2/10/2010

SCHEDULE B-001

1. Notes on the face of said Short Plat, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. Zoning – SF1 (Single Family Residential) & SF2 (Single Family Residential).
- C. Sewer – City of Sedro-Woolley.
- D. Water – P.U.D. No. 1 of Skagit County.
- E. Street trees shall be planted in a quantity equivalent to 30-foot on-center. Locations to be approved by the city. Plantings shall be done within six months of recording. Locations shall not conflict with utilities. Existing trees may be counted toward requirement.
- F. Police mitigation to be paid at time of building permit application in the amount of \$202.95 per residential unit.
- G. All maintenance and construction of drainage facilities shall be the responsibility of the homeowners association with the lot owners as members. See easement and maintenance agreements recorded in A.F. #200112120004 and A.F. #200202140136.

2. Easement provisions contained on the face of said short plat, as follows:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, TCI Cablevision, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.

continued.....



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SCHEDULE B-001

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3. Easement delineated on the face of said short plat;
For: Utility
Affects: The North and West 10 feet of said premises
4. Agreement, including the terms and conditions thereof; entered into;
By: Georgia J. Schopf
And Between: City of Sedro-Woolley
Recorded: February 14, 2002
Auditor's No.: 200202140136, records of Skagit County, Washington
Providing: Maintenance of drainage facilities

- END OF SCHEDULE B-001 -



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