



200605180167  
Skagit County Auditor

When recorded return to:

5/18/2006 Page 1 of 3 3:48PM

Charles Anthony Watts, Nicole J. Criner  
Po Box 911  
Concrete, WA 98237

200605030088  
Skagit County Auditor

5/3/2006 Page 1 of 2 1:42PM

Recorded at the request of:  
First American Title  
File Number: B87847

**Statutory Warranty Deed**

*\* Re-record to correct and Add Treasurer's Excise \**

THE GRANTOR Edgar B. Watts, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles Anthony Watts, an unmarried individual and Nicole Criner, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

*Receipt  
N/A#*

Abbreviated Legal:

Section 17, Township 35, Range 7; Ptn: NE SE (aka Lot 3, Short Plat No 93-017)

Tax Parcel Number(s): P103684, 350717-4-006-0207

FIRST AMERICAN TITLE CO.  
B87847E-1

Tract 3 of Skagit County Short Plat No. 93-017 approved June 21, 1993, recorded June 28, 1993, in Volume 10, Page 211 of Short Plats, under Auditor's File No. 9306280157 being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 35 North, Range 7 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities, over and across the North 20 feet of Tract 1 of said Short Plat No. 93-017.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated April 26, 2006

*Edgar B. Watts*  
Edgar B. Watts

*# 2137*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2006

MAY 18 2006

Amount Paid \$ *2,319.00*  
Skagit Co. Treasurer  
By *da* Deputy

STATE OF Washington Amount Paid to  
COUNTY OF Skagit Skagit Co. Treasurer  
By *da* Deputy

I certify that I know or have satisfactory evidence that Edgar B. Watts, 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: *5-01-06*

*Linda K. Remeck*



Notary Public in and for the State of Washington  
Residing at Concrete  
My appointment expires: 6-8-08

Exhibit "A"  
Schedule "B-1"

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: May 21, 1993  
Recorded: May 26, 1993  
Auditor's No.: 9305260021  
Purpose: Right to enter said premises to operate, maintain, 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.  
Area Affected: A right-of-way 20 feet in width having 10 feet of such width on each side of a centerline as follows:

Being located as constructed or to be constructed on the above described property, more particularly described as follows:

Beginning at a point on the East line of said Short Plat that is approximately 218 feet South of the Northeast corner thereof; thence following these approximate bearings and distances: North 88 degrees West, 200 feet; Northerly, 20 feet to the terminus.

**B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:**

Short Plat No.: 93-017  
Recorded: June 28, 1993  
Auditor's No.: 9306280157  
As Follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual on site disposal.
4. Water - Skagit County Water District No. 1.
5. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
6. Any question that may arise due to the location of an existing fence along the North line of said premises, as delineated on the face of Short Plat No. 93-017.



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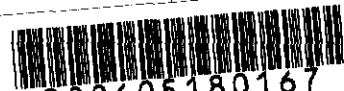
UNOFFICIAL DOCUMENT

STATE OF WASHINGTON } ss  
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of

my office this 10 day of May, 2008  
N Brummett Auditor      Justin J. Zwick Deputy



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Skagit County Auditor