

When recorded return to:

Traci Cypher

12382 Bayhill Dr
Burlington WA 98233



200605310102

Skagit County Auditor

Recorded at the request of:
First American Title
File Number: B87921

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Statutory Warranty Deed

THE GRANTORS Gary D. McCormick and Aina G. McCormick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Traci Cypher, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3, "PLAT OF METCALFE MEADOWS "

FIRST AMERICAN TITLE CO.

B87921E-1

Tax Parcel Number(s): P113061, 4706-000-003-0000

Lot 3, "PLAT OF METCALFE MEADOWS ", as per plat recorded in Volume 16 of Plats, page 204, records of Skagit County, Washington.

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

Dated May 23, 2006

Gary D. McCormick

Aina G. McCormick

POA

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Gary D. McCormick and Aina G. McCormick, 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: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

3606
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2006

Amount Paid \$ 5289.82
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON, }

County of

SS.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

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

Notary Public in and for the State of Washington,
residing at _____

My appointment expires _____

STATE OF WASHINGTON, }

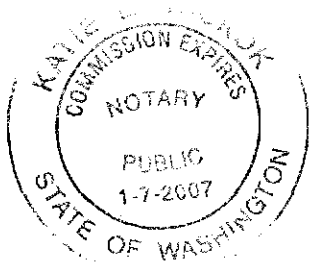
County of

SS.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 23rd day of May, 2006, before me personally appeared Gary A. McCormick to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Ana G. McCormick and acknowledged that he signed and sealed the same as her free and voluntary act and deed for her self and also as his 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 the said principal is now living.

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



Katie L. Erickson
Notary Public in and for the State of Washington,
residing at mt vernon

My appointment expires 1-7-07

This instrument is page _____ of _____ and is attached to _____ dated _____



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Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Metcalfe Meadows
Recorded: January 16, 1998
Auditor's No: 9801160082

Said matters include but are not limited to the following:

1. Water - Public Utility District No. 1 of Skagit County
2. Sewer - City of Sedro Woolley
3. An easement is hereby granted to the City of Sedro Woolley, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns over, under and through the front 10 feet of all lots adjoining Alexander Street and other utility easements shown hereon in which to construct, maintain, and operate utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted, grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easements areas and not to interfere with, obstruct or endanger the use of the easement.
4. Know all men by these presents that Stu J. Metcalfe and Teresa L. Metcalfe, husband and wife and Washington Federal Savings, owners in the fee simple or contract purchaser and mortgage holder or lien holder of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes. The right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
5. Utility Easement affecting the exterior 10 feet abutting cul-de-sac of Marshall Avenue and Alexander Street.
6. Easement for ingress, egress and utilities to Lot 6, affecting a portion of Lot 5.



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