

AFTER RECORDING MAIL TO:

JODEE E. MCCANN and PAUL MCCANN  
615 LUDWIG DR UNIT A  
SEDRO WOOLLEY, WA 98284



200605310114  
Skagit County Auditor

5/31/2006 Page

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211:43AM

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 16376

Title Order No.: IC38759

THE GRANTOR(S)

DEWITT FAMILY, LLC., A Washington Limited Liability Company

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JODEE E. MCCANN, <sup>and</sup> PAUL MCCANN, Wife and Husband

the following described real estate, situated in the of Skagit, State of Washington:

UNIT 1, FOREST VIEW, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED APRIL 3, 2006, UNDER AUDITOR'S FILE NUMBER 200604030179, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SURVEY MAP AND PLANS THEREOF RECORDED APRIL 3, 2006, UNDER AUDITOR'S FILE NUMBER 200604030180, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: P124229/4886-000-001-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MAY 22, 2006

DEWITT FAMILY, LLC., A Washington Limited Liability Company

BY: Marie English  
MARIE ENGLISH, Manager

2618  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2006

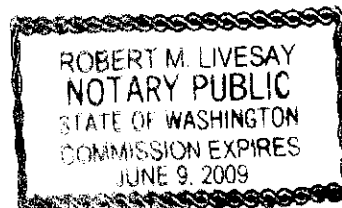
Amount Paid \$ 3771.52  
By Skagit Co. Treasurer  
Deputy

STATE OF Washington  
) ss.  
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of DEWITT FAMILY, LLC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 26TH day of May, 2006.

Robert M. Livesay  
ROBERT M. LIVESAY  
Notary Public in and for the State of Washington  
residing at MARYSVILLE  
My Commission Expires: 06/09/09



**EXHIBIT 'A'**

Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 30, 1973  
Auditor's No(s).: 780033, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: The right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a cathodic ground bed for cathodic protection purposes and services reasonably necessary in the opinion of the grantee to use in conjunction with the grantees cathodic protection system  
Affects: The East 10 feet of said premises

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 3, 2006  
Auditor's No(s).: 200604030179, records of Skagit County, Washington  
Executed By: DeWitt Family, LLC

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 3, 2006  
Auditor's No(s).: 200604030179, records of Skagit County, Washington  
Imposed By: DeWitt Family, LLC

Record of Survey;  
Recorded: December 20, 2004  
Auditor's File No.: 200412200108, records of Skagit County, Washington

Restrictions on the face of said plat, as follows:

Subject to an easement, including the terms and conditions thereof, disclosed by instrument recorded January 30, 1973, under Auditor's File No. 780033, records of Skagit County, Washington, in favor of Cascade Natural Gas Corporation for the right to select route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a cathodic ground bed for cathodic projection purposes and services reasonably necessary in the opinion of the grantee to use in conjunction with the grantees cathodic protection system affecting the East 10 feet of Lot 11.

Subject to certificate for City of Sedro Woolley Ordinance No. 1221-95, providing for a facilities improvement charge for new connections to the City Sewer System recorded February 23, 1995, under Auditor's File No. 9502230028, records of Skagit County, Washington.

Recitals on the face of said plat, as follows:

- A. Square footage figures are to the horizontal airspace boundaries.
- B. Upper and lower unit boundaries are 100 feet above and 100 feet below the benchmark described hereon.

**- END OF EXHIBIT 'A' -**



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