

AFTER RECORDING MAIL TO:

Diane Ainsworth

24341 Elegant Hts. Rd.  
Mount Vernon, WA. 98273



200605310231  
Skagit County Auditor

5/31/2006 Page 1 of 3 3:36PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01659-06

### Statutory Warranty Deed

Grantor(s): Gary D. McCormick and Aina G. McCormick  
Grantee(s): Diane L. Ainsworth and Kevin R. Ainsworth  
Abbreviated Legal: Ptn Lots 5,6 B2 Rosedale Garden Tracts

FIRST AMERICAN TITLE CO.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4169-002-005-0400 P108644

88302E-1

THE GRANTOR 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 Diane L. Ainsworth and Kevin R. Ainsworth, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Lot 3, of Sedro Woolley Short Plat No. SW-6-95, approved November 9, 1995, recorded November 14, 1995 in Volume 12, page 38 of short Plats, under Auditor's File No. 9511140024, being a portion of Lot 5 and Lot 6, Block 2, 'ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY', as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

Subject to Paragraphs A thru G of Schedule B-1 of First American Title Company's preliminary commitment no. 88062 attached hereto and made a part hereof by this reference.

Dated May 26, 2006

Gary D. McCormick

Aina G. McCormick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2656

MAY 31 2006

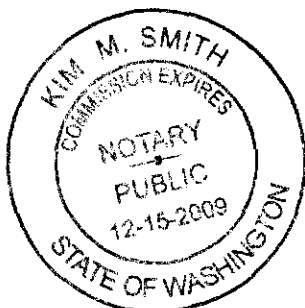
STATE OF Washington  
County of Skagit

SS:

Amount Paid \$ 4,720.20  
Skagit Co. Treasurer  
By DL Deputy

On this 30 day of May, 06, before me personally appeared  
Gary D. McCormick, to me known to be the individual described in and  
who executed the foregoing instrument for his/her self and as Attorney in Fact for  
Aina G. McCormick and acknowledged that he/she signed and  
sealed the same as their free and voluntary act and deed for his/her self and also as their  
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been revoked and that the said principal is now living, and is not incompetent.  
Given under my hand and official seal the day and year last above written.

(Seal)



Kim Smith  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2009

7. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS: 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 private street, shown as Tract A, the 10 foot wide easement to the City of Sedro-Woolley as shown along Reed Street, and the 10 foot wide utility easement Southerly of and adjacent to Tract A, in which to construct, maintain and operate utility systems, lines, 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 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 easement areas and not to interfere with, obstruct or endanger the use of the easements.

8. Drainage Easement affecting the Westerly 10 feet of Lot 2.

9. Drainage Easement affecting the Southerly 15 feet and Northerly 10 feet of Lots 1 through 4 and the Easterly 10 feet of Lot 4.

10. Tract A is dedicated as a perpetual access and utility easement for Lots 1 through 4.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 14, 1995  
Auditor's No: 9511140025  
Executed by: Kendall D. Gentry  
Affects: Lots 2, 3 and 4, Short Plat No. SW-6-95

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 22, 1996  
Recorded: May 28, 1996  
Auditor's No: 9605280002

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 14, 1995  
Auditor's No: 9511140026  
Executed by: Kendall D. Gentry  
Affects: Lots 1, 2, 3 and 4, Short Plat No. SW-6-95

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Sedro Woolley, a Municipal Corporation  
And: Commonwealth Limited Partnership I  
Dated: November 14, 1995  
Recorded: November 16, 1995  
Auditor's No: 9511160125  
Regarding: Utility Improvements

G. Provisions of "Certificate for Ordinance", as recorded on October 20, 1995, under Auditor's File No. 9510200008, records of Skagit County.



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Schedule "B-1"

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Sedro Woolley, a Washington Municipal Corporation  
Recorded: August 2, 1995  
Auditor's No: 9508020026  
Purpose: An exclusive easement for public street, sidewalk, parking and utility purposes  
Area Affected: Lot 1 of Short Plat and Hyatt Place

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Sedro Woolley, a Washington Municipal Corporation  
Recorded: August 2, 1995  
Auditor's No: 9508020027  
Purpose: Public street, sidewalk, parking, curbs and gutters, drainage, all utility and all other municipal right-of-way purposes  
Area Affected: Lot 1 of Short Plat and Hyatt Place

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

Short Plat No.: SW-06-95  
Recorded: November 14, 1995  
Auditor's No.: 9511140024  
As Follows:

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water – Public Utility District No. 1.
4. Sewer – City of Sedro-Woolley.
5. \$450.00 in park fees have been paid at the time of filing the plat, additional park fees may be required depending on the number of units constructed.
6. All lots within this Short Plat will be subject to paying the applicable special connection fees as enacted by the City Council in Ordinance #1240-95.



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