

When recorded return to:

Mr. and Mrs. Steven J. Courtney
2116 Meadows Lane
Anacortes, WA 98221

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



200606230121
Skagit County Auditor

6/23/2006 Page 1 of 2 11:32AM

FIRST AMERICAN TITLE CO.
B 88251-1

Statutory Warranty Deed

THE GRANTORS Ray D. Ramsay and Kathleen D. Ramsay, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven J. Courtney and Diane Oster-Courtney, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P114049, 4725-000-015-0000

Lot 15, "PLAT OF THE MEADOWS, DIV. NO. 1", as per plat recorded in Volume 17 of Plats, pages 38 and 39, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit "A" attached hereto and made a part hereof.

Dated 6/12/06

Ray D. Ramsay
Ray D. Ramsay

Kathleen D. Ramsay
Kathleen D. Ramsay

3138
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2006

STATE OF Washington
COUNTY OF Skagit

SS:

Amount Paid \$ 7353.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ray D. Ramsay and Kathleen D. Ramsay, 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: 6-15-06

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09

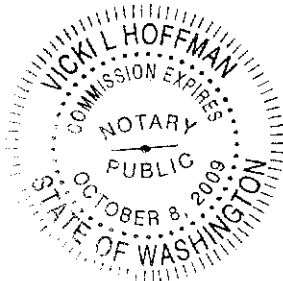


EXHIBIT "A"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Raymond C. Goett and T. Kelly Larkin
And: Berentson LLC and Rock Ridge LLC
Dated: January 19, 1998
Recorded: January 23, 1998
Auditor's No: 9801230041
Regarding: Storm water and sewer line easement agreement

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

Plat/Subdivision Name: Meadows, Div. No. 1
Recorded: December 14, 1998
Auditor's No: 9812140068

Said matters include but are not limited to the following:

1. Sewage Disposal - City of Anacortes
2. Water - City of Anacortes
3. No building permit shall be issued for any lot without a Deed Restriction being recorded that stipulates that the property owner will not oppose development by others of street improvements connecting with the street system to the South.
4. An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, as shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove 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 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 privileges herein granted.
5. Know all men by these presents that Fidalgo Northwest, LLC and Horizon Bank, owners in fee simple or mortgage holder of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
6. Utility Easement(s)
7. Drainage Easement(s)
8. Fence lines



200606230121

Skagit County Auditor