

AFTER RECORDING MAIL TO:
Michael Woodmansee
Kristy L. Woodmansee



200607140176
Skagit County Auditor

7/14/2006 Page 1 of 2 4:00PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01687-06

CHICAGO TITLE CO.

Statutory Warranty Deed

1039230

Grantor(s): Claudio Angulo and Celina Angulo
Grantee(s): Michael Woodmansee and Kristy Woodmansee
Abbreviated Legal:

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4689-000-005-0000 P110907

THE GRANTOR Claudio Angulo and Celina Angulo, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Woodmansee and Kristy Woodmansee, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 5, HOGG SUBDIVISION, according to the plat thereof, recorded in Volume 16 of Plats, pages 154 and 155, records of Skagit County, Washington.

Subject to Paragraphs 1-6 of Schedule B-001 of Chicago Title Company's preliminary commitment no. IC39230 attached hereto.

Dated July 5, 2006

Claudio Angulo

Celina Angulo

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2006

Amount Paid \$

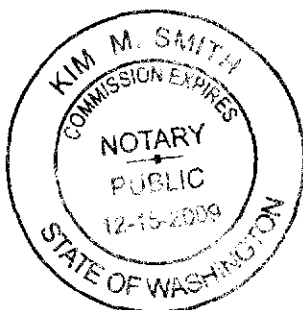
By Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Claudio Angulo and Celina Angulo

/are the person(s) who appeared before me, and said person(s) acknowledged that
they signed this instrument and acknowledge it to be their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-14-06



Kim Smith

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 12/15/2009

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 30, 1907
 Auditor's No.: 63371, records of Skagit County, Washington
 In favor of: Puget Sound and Baker River Railroad Company
 Affects: 50 feet right-of-way

NOTE: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: September 14, 1926
 Auditor's No.: 197187, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Right-of-way for electrical transmission line

NOTE: The exact location and extent of said easement is not disclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 31, 1948
 Auditor's No.: 415111, records of Skagit County, Washington
 For: Drainage ditch

NOTE: The exact location and extent of said easement is not disclosed of record.

continued.....

4. Note on the face of said plat, as follows:

An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in and under the easement as shown on this plat together with the right of ingress to and egress from said easement across adjacent lands of the grantor; Also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

The grantors, their heirs, successors, or assigns hereby convey and agree not to construct or permit to be constructed, structures of any kind on the easement area without written approval of the General Manager of the district. Grantors shall conduct their activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any other way interfere with, obstruct, or endanger the district's use of the easement.

5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;
 Recorded: October 20, 1995
 Auditor's No.: 9510200008, records of Skagit County, Washington
6. Easement contained in Dedication of said plat;
 For: All necessary slopes for cuts and fills
 Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

- END OF SCHEDULE B-001 -



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