

When recorded return to:

Mr. and Mrs. Davin Johansen
702 Sauk Mountain Road
Sedro Woolley, Wa. 98284



200608140173
Skagit County Auditor

8/14/2006 Page 1 of 3 1:38PM

Recorded at the request of:
First American Title
File Number: B88655

Statutory Warranty Deed

THE GRANTOR Gladys Alexander, a Widow as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Davin Johansen and Jennifer Johansen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
B88655E-1

Abbreviated Legal:
Lot 14, "NORTH CENTRAL DIVISION"

Tax Parcel Number(s): P102033, 4586-000-014-0003

Lot 14, "NORTH CENTRAL DIVISION", according to the plat thereof, recorded in Volume 15 of Plats, pages 46 and 47, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 08/01/06

Gladys J. Alexander
Gladys Alexander

4141
SKAGIT COUNTY - WASHINGTON
Real Estate Excise Tax
PAID

AUG 14 2006

Amount Paid \$ 4633.00
Skagit County Treasurer
BY CLM Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Gladys Alexander, 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: 8/02/2006

Joe Ogilvie
Notary Public in and for the State of Washington
Residing at King County
My appointment expires: 6/29/07

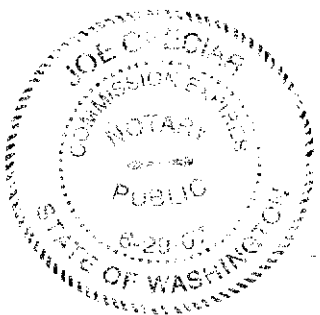


EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, FOR ROAD AND WATER SYSTEM, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Reserved By: Elizabeth B. Christianson
Dated: October 8, 1969
Recorded: October 20, 1969
Auditor's No: 732135
As Follows:

The Grantor hereby reserves to herself, her heirs, assigns and administrators, a right-of-way across an existing road on said premises to the North 15 acres of the aforescribed premises and a right to take water from a water system on said premises and to transport said water by pipeline across said premises. (Location thereof not disclosed of record)

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No: 9204220112
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of North Central Division".

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

Plat/Subdivision Name: North Central Division
Recorded: August 28, 1992
Auditor's No: 9208280164

Said matters include but are not limited to the following:

1. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.



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2. An easement is hereby reserved for and granted to Puget Sound Power & Light Company; GTE Systems of the Northwest; Cascade Natural Gas Corp; Public Utility District No. 1 of Skagit County; and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

3. Easement for sanitary and storm sewer affecting the Northeasterly 10 feet of said premises.

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

Dated: June 5, 1992
Recorded: September 29, 1992
Auditor's No: 9209290104 and 9209290105
Executed by: Daniel R. Madlung and Sandy Madlung; Lance F. Sims and Jan Sims; Daniel F. Sims and Sandi Sims; and Vern F. Sims and Marie Sims

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Drainage District No. 14 of Skagit County
Dated: February 15, 1935
Recorded: February 26, 1935
Auditor's No: 267764
Purpose: Right-of-way for drainage ditch
Area Affected: A portion of the subject property (Lots 14 - 17, 19, 23 and 24)



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