

When recorded return to:

Jeremy Ellis

508 Hyatt Pl  
Sedro Woolley WA 98284



200608290084

Skagit County Auditor

8/29/2006 Page

1 of

2 1:41PM

Recorded at the request of:

First American Title

File Number: B88906

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B88906E-1

**THE GRANTOR** Gary D. McCormick and Aina G. McCormick, Trustees of the Dayspring Family Trust and Successors, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jeremy J. Ellis, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 5, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" (aka Tract B, Short Plat No. SW-01-96)

Tax Parcel Number(s): P109058, 4169-002-006-0200

Lot B of Short Plat No. SW-01-96, approved May 24, 1996, and recorded May 28, 1996, in Volume 12 of Short Plats, page 103, under Auditor's File No. 9605280001, records of Skagit County, Washington, being a portion of Lots 5 and 6 of "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities, over, under and through Tract "A" of Short Plat No. SW-06-95, approved November 9, 1995, recorded in Volume 12 of Short Plats at page 38, under Auditor's File No. 9511140024.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated August 16, 2006

Gary D. McCormick and Aina G. McCormick,  
Trustees of the Dayspring Family Trust and  
Successors

By: Gary D. McCormick, Trustee

4419  
SKAGIT COUNTY WASHINGTON  
STATE EXCISE TAX

AUG 29 2006

Amount Paid \$ 4268.10  
Skagit Co. Treasurer  
By RP Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gary D. McCormick and Aina G. McCormick

(is/are the person(s) who appeared before  
me, and said person(s) acknowledge They signed this instrument, on oath stated Their

(is/are authorized to execute the instrument and acknowledge that as the

Trustees of The Dayspring Family Trust and Successors

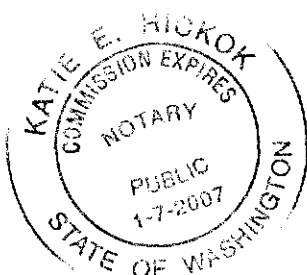
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 17 2006

Katie E. Hickok  
Notary Public in and for the State of WA

Residing at mt vernon

My appointment expires: 1-7-07



Order No: B88906

**Schedule "B-1"**

**EXCEPTIONS:**

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

Short Plat No.: SW-01-96  
Recorded: May 28, 1996  
Auditor's No.: 9605280001

Said matters include but are not limited to the following:

1. An easement is hereby granted to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Company, and TCI Cablevision of Washington, Inc., and their respective successors and assigns, over, under and through a 10 foot wide portion of Lots "B", "C" and "D", as shown adjacent to Hyatt Place and over, under and through a 10 foot wide portion of Lot "A" as shown adjacent to Reed Street to 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 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.
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. An easement for the purpose of emergency vehicle turn around affecting a portion of Lots "B", "C" and "D". (Said easement is also described in document recorded November 14, 1995 under Auditor's File No. 9511140023.)

**B. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES, AS GRANTED BY DEED.**

Recorded: August 2, 1995  
Auditor's No.: 9508020026  
Granted To: City of Sedro-Woolley

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

Dated: May 22, 1996  
Recorded: May 28, 1996  
Auditor's No.: 9605280002  
Executed By: Commonwealth Limited Partnership I, et al



200608290084  
Skagit County Auditor