



200608310098
Skagit County Auditor

8/31/2006 Page 1 of 4 11:43AM

When recorded return to:

Mr. and Mrs. Robert E. Hawk, Traci L. Cypher
8607 14th Place SE
Everett, WA 98205

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

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
888908E-3

THE GRANTORS Gary D. McCormick and Aina G. McCormick, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of a 1031 tax deferred exchange in hand paid, conveys and warrants to Robert E. Hawk and Michelle M. Hawk, husband and wife, and Traci L. Cypher, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 13 and 14, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" (aka Lot 2, Short Plat No. SW-10-96)

Tax Parcel Number(s): P111798, 4169-002-013-0100

Lot 2 of Sedro Woolley Short Plat No. 10-96, approved July 19, 1997, recorded July 29, 1997 in Book 13 of Short Plats, pages 27 and 28, as Auditor's File No. 9707290102, records of Skagit County, Washington, and being a portion of Lots 13 and 14, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across Tract "A", (Hyatt Street), as shown on the face of said Short Plat.

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

Dated August 16, 2006

Gary D. McCormick

Gary D. McCormick

Aina G. McCormick

Aina G. McCormick

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4489

AUG 31 2006

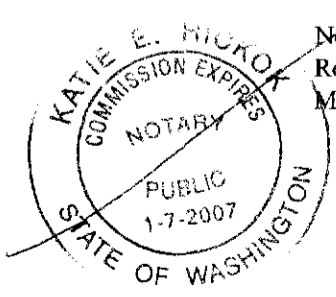
POA

STATE OF Washington Amount Paid \$ 4,898.02
COUNTY OF Skagit By cc Skagit Co. Treasurer (S)
Deputy

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

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



See Attached

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual who executed the foregoing instrument as Attorney in Fact for _____ and acknowledged that (he/she) signed the same as (his/her) 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 said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

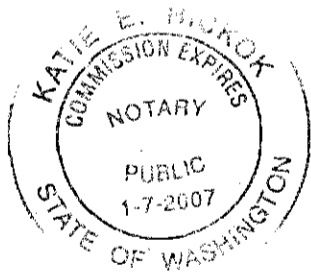
My appointment expires _____

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 17th day of August, 2006, before me personally appeared Gary D. McCormick to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Tina G. McCormick and acknowledged that he signed and sealed the same as her free and voluntary act and deed for him self and also as his 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.



Katie E. Mickrok

Notary Public in and for the State of Washington,
residing at M+Veinon

My appointment expires 1-7-07

This instrument is page 2 of 4 and is attached to Statutory Warrant Deed dated 8-16-06



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Order No: B88968

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro Woolley Sub-Flood Control
Dated: July 23, 1985
Recorded: July 26, 1985
Auditor's No.: 8507260003
Purpose: Flood control and drainage and to excavate, construct, maintain and operate an open ditch for the conveyance of storm water

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Brian Hanson and Darlene Hanson, husband and wife;
Gary L. Hanson and Linda Hanson, husband and wife,
their heirs, successors and assigns
Dated: May 21, 1997
Recorded: May 28, 1997
Auditor's No.: 9705280114
Purpose: A non-exclusive easement for drainage and utilities

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Joseph K. Scronce and Rhonda L. Scronce, husband and
wife, their heirs, successors and assigns
Dated: May 21, 1997
Recorded: May 28, 1997
Auditor's No.: 9705280115
Purpose: A non-exclusive easement for drainage and utilities

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

Short Plat No.: SW-10-96
Recorded: July 29, 1997
Auditor's No.: 9707290102

Said matters include but are not limited to the following:

1. Private roads shall be constructed or bonded for by the developer with future maintenance the responsibility of the lot owners.
2. Water – Public Utility District No. 1.
3. Sewer – City of Sedro Woolley.
4. A total of \$300.00 in parks impact fees has been paid on this Short Plat. Future developers may be responsible for additional parks impact fees.



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5. An agreement regarding storm water maintenance has been entered into and is binding on future property owners.
6. Future property owners of Lot 1 may be required to participate in future ULID's or LID's created for improvement on Central Street.
7. 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 a 10 foot wide portion of Lots 1, 2 and 3 as shown adjacent to Tract "A", and over, under and through a 7 foot wide portion of Lot 1 as shown adjacent to Central Street to maintain and operate utility systems, line, 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. Utility easement affecting a 10 foot strip of adjacent to Hyatt Street.



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