



200609250170

Skagit County Auditor

9/25/2006 Page 1 of 3 3:41PM

When recorded return to:

Mr. and Mrs. John Norbeck, Mr. and Mrs. Jared Jutte, ,  
1411 Porobello  
Sedro Woolley, WA 98284

Recorded at the request of:  
First American Title  
File Number: 89199

### Statutory Warranty Deed

THE GRANTORS Gary Hanson and Linda Hanson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to John Norbeck and Phyllis L. Norbeck, husband and wife, Jared Jutte and Brandy Jutte, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 14, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY"; (aka Lot 1 Short Plat No. SW-2-96)

FIRST AMERICAN TITLE CO.

89199E-1

Tax Parcel Number(s): P76903, 4169-002-014-0100

Lot 1 of Sedro-Woolley Short Plat No. 2-96, approved September 8, 1997, recorded September 30, 1997, in Book 13 of Short Plats, page 45, as Auditor's File No. 9709300005, records of Skagit County, Washington; and being portion of Lot 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.

SUBJEC TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part here of.

Dated

9-19-06

Gary Hanson Linda Hanson  
GARY HANSON LINDA HANSON  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 25 2006

Amount Paid \$ 6146.00  
Skagit Co. Treasurer  
By [Signature] Deputy

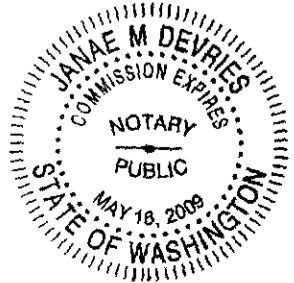
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gary Hanson and Linda Hanson, 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: 9/19/06

Janae M. Devries

Notary Public in and for the State of Washington  
Residing at mt. verman  
My appointment expires: May 16, 2009



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 excavated, construct, maintain and operate an open ditch for the conveyance of storm water  
Area Affected: South 20 feet of Lot 14, Block 2

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Brian Hanson and Darlene Hanson, husband and wife; and 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  
Area Affected: Lot 13, Block 2

**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  
Area Affected: Lot 14, Block 2

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

Short Plat No.: SW-02-96  
Recorded: September 30, 1997  
Auditor's No.: 9709300005

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private road shown as Tract "A" shall be the responsibility of the lot owners. Private road to be constructed or bonded prior to issuance of building permits.
3. Water – Public Utility District No. 1



200609250170  
Skagit County Auditor

4. Sewer – City of Sedro-Woolley

5. Future property owners of all lots may be required to participate in future ULID's or LID's created for improvement on Central Avenue.

6. Property owners are responsible for drainage maintenance.

7. A total of \$600.00 in parks impact fees has been paid on this short plat. Future developers may be responsible for additional parks impact fees.

8. An easement is hereby granted to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Energy Co., G.T.E., Cascade Natural Gas Co. and TCI Cablevision of Washington Inc., and their respective successors and assigns over, under and through the private street, shown as Tract "A", and the utility easements along Central Avenue and Tract "A", in which to construct, 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 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.

9. Drainage easement along South 34 feet of Lots 1, 2, 3 and 4.

10. Drainage easement along West 7.5 feet of Lot 1.

11. Drainage easement along East 7.5 feet of Lot 2.

12. Drainage easement along West 15 feet of Lot 4.



200609250170

Skagit County Auditor

9/25/2006 Page

3 of

3

3:41PM