

When recorded return to:

Mr. and Mrs. Daniel J Brumley
15090 Family Court
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: B189214

CHICAGO TITLE CO.
1C40137

Statutory Warranty Deed

200609280103
Skagit County Auditor
9/28/2006 Page 1 of 2 3:17PM

THE GRANTORS Richard A. Pomerleau and Norma J. Pomerleau, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel J Brumley and Tonya M Brumley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tax Parcel Number(s): 340419-0-025-0700, P26087

Lot 3, SHORT PLAT NO. 60-89, approved May 8, 1990, recorded May 11, 1990, in Volume 9 of Short Plats, pages 224 and 225, under Auditor's File No. 9005110031, records of Skagit County, Washington, being a portion of Government Lot 1 in Section 19, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Pierce Lane as shown on the face of the Short Plat

Situated in Skagit County, Washington.

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

Dated September 26, 2006

Richard A. Pomerleau
Richard A. Pomerleau

Norma J. Pomerleau
Norma J. Pomerleau

* 5026
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 28 2006

Amount Paid \$ 5697.22
By *[Signature]* Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard A. Pomerleau and Norma J. Pomerleau, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-27-06

Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-07

Notary Public
State of Washington
CHERYL A. FROEHLICH
My Appointment Expires Apr. 21, 2007

EXHIBIT A

1. Easement provisions contained on the face of said short plat, as follows:

An easement is hereby reserved for and granted to the County of Skagit, Public Utility District No. 1 Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successor's and assigns under and upon Pierce Lane and the easements shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appertenances 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 the 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 priveldges herein granted.

2. Notes on the face of the Short Plat, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential Reserve and Residential
- D. Sewage Disposal – Individual Septic System
- E. Water – P.U.D. No. 1
- F. Buyer should be aware that this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction.

3. Designation on the face of the Short Plat

“DRAINAGE WAY - NO BUILDING OR FILL AREA”
Affects: Westerly portion of said Lot 3

4. Exceptions disclosed on the face of the short plat, as follows:

- A. Any question that may arise due to shifting or changing in course of Skagit River.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this states. (Affects all of the premises subject to such submergence.)
- C. Terms, covenants, conditions, notes and restrictions contained in said short plat:

Short Plat No.: 13-77
As Follows: 1.) Water: P.U.D.
2.) Sewer: Septic Tank
3.) Lot 3 cannot be used for a building site until an access for ingress, egress and utilities, conforming to Skagit County standards, is provided from a State or County roadway
- D. Reservations and/or exceptions contained in instrument;
From: Donald B. Pierce and Margaret E. Pierce, husband and wife
Recorded: September 25, 1989
As follows:

“The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.”

- END OF EXHIBIT A -

