

When recorded return to:

Diana Berge, Authorized Agent, Mr. and Mrs. Alfredo G. Garza
3202 Commercial Avenue
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: B89255



200609290219
Skagit County Auditor

9/29/2006 Page 1 of 3 1:35PM

Statutory Warranty Deed

THE GRANTORS Joseph K. Scronce and Rhonda L. Scronce, 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 Alfredo G. Garza and Nora A. Garza, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 13, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY" (aka Lot 1, Short Plat No. SW-10-96)

FIRST AMERICAN TITLE CO.

B89409E-1

Tax Parcel Number(s): P76902, 4169-002-013-0000

Lot 1, Sedro-Woolley Short Plat No. SW-10-96, approved July 19, 1997 and recorded July 29, 1997, in Volume 13 of Short Plats, pages 27 and 28, under Auditor's File No. 9707290102, records of Skagit County, Washington; being a portion of Lot 13, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

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

Dated September 25, 2006

Joseph K. Scronce
Joseph K. Scronce

Rhonda L. Scronce
Rhonda L. Scronce

5063
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 29 2006

Amount Paid \$ 4196.90
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joseph K. Scronce and Rhonda L. Scronce, 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: 9-28-06

Linda W. Remick



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE 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 THE 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 THE 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. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: SW 10-96
As Follows:

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.
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. Ten (10) foot utility easement along Southerly line.



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Skagit County Auditor