

When recorded return to:

Mr. and Mrs. Ronald Metcalf
45281 Ridgeway Court
Concrete, WA 98237

Recorded at the request of:
First American Title
File Number: B90445



200701220142
Skagit County Auditor

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Statutory Warranty Deed

B90445E-1

FIRST AMERICAN TITLE CO

THE GRANTOR Caryn Settle, a single woman, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald Metcalf and Andrea Metcalf, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 5, "CASCADE HEIGHTS"

Tax Parcel Number(s): P108154, 4667-000-005-0000

Lot 5, "CASCADE HEIGHTS", as per plat recorded in Volume 16 of Plats, pages 85 and 86, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions, and easements as set forth in Exhibit A attached hereto and made a part hereof.

Dated _____

Caryn Settle
Caryn Settle

298
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2007

Amount Paid \$ 1393.40
Skagit Co. Treasurer
By DR Deputy

STATE OF ~~Washington~~ ARIZONA
COUNTY OF Pima SS:

I certify that I know or have satisfactory evidence that Caryn Settle, 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: 1-19-07

Becky Aguirre
Notary Public in and for the State of ~~Washington~~ Az
Residing at 111555 W. CIVIC CTR DR
My appointment expires: APRIL 11, 2009

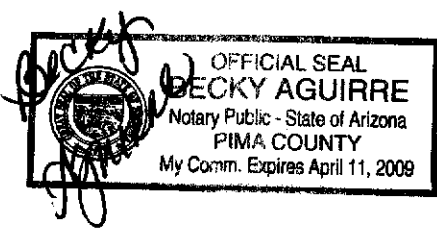


EXHIBIT A
Schedule "B-1"

EXCEPTIONS:

A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cascade Heights
Recorded: December 20, 1995
Auditor's No.: 9512200049

Said matters include but are not limited to the following:

1. Know all persons by these presents that B. Dean Dietrich and Lois M. Dietrich, husband and wife, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown herein, with the right to make all necessary slopes for cuts and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper road drainage, any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner.

2. An easement is hereby reserved for and granted to the City of Concrete, Puget Sound Power & Light Co., GTE, Cascade Natural Gas Corp and Summit Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the dedicated streets shown hereon, and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove 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 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 privileges herein granted.

3. Water - City of Concrete
Sewer - City of Concrete

4. Easement for utilities over 10 feet abutting Superior Place and/or Superior Street and/or Reitz Street.

5. Easement for drainage affecting the South 10 feet of Lots 9 - 11 and 14, and affecting the Westerly 10 feet of Lot 11.

6. Easement for sewer and water affecting the West 10 feet of Lot 13 and the South 10 feet of Lot 7.

7. Easement to Puget Sound Power & Light for pole and guy anchor affecting Lots 8 and 9.

8. Easement for utilities affecting the Southwesterly 10 feet of Lot 5.



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