



200702050187

Skagit County Auditor

2/5/2007 Page 1 of 3 3:58PM

Return Address

NOLAN J. RADKE and GAIL A. RADKE

12533 80TH AVENUE NE

KIRKLAND, WA 98034

CHICAGO TITLE CO.

1C 41345

Statutory Warranty Deed

ESCROW NO. 10-28056

FILED FOR RECORD AT REQUEST OF
REALTY ESCROW, INC.

Grantor/borrower: KIRK S. LOY and TAMMY G. LOY

Grantee/assignee/beneficiary: NOLAN J. RADKE and GAIL A. RADKE

Abbreviated Legal:

Additional legal(s) on page: _____

Assessor's Tax Parcel Number(s): 4541-000-014-0006 / 1P90485

THE GRANTOR KIRK S. LOY and TAMMY G. LOY, 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 **NOLAN J. RADKE and GAIL A. RADKE, husband and wife**

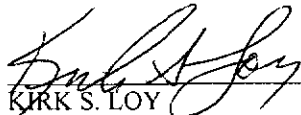
the following described real estate, situated in the County of SKAGIT, State of Washington:

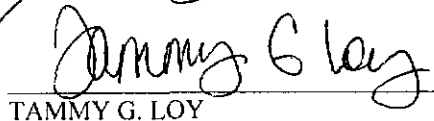
LOT 14, PLAT OF SPRING TREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 142 AND 143, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


DATED: 2-2-07


KIRK S. LOY


TAMMY G. LOY

546
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 05 2007

Amount Paid \$ 5683.20
Skagit Co. Treasurer
By  Deputy

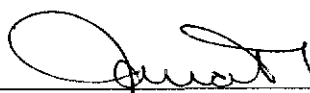
State of Washington

County of KING

On this day personally appeared before me KIRK S. LOY and TAMMY G. LOY to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that THEY signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 2nd day of Feb, 2007




Notary Public in and for the State of
Washington residing at Bothell

My appointment expires 9-19-08

EXHIBIT "A"
SPECIAL EXCEPTIONS

Easement contained in Dedication of said plat:

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

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

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon 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 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 privileges herein granted.

Easement delineated on the face of said plat:

For: Utilities

Affects: The exterior 10 feet adjacent to streets and the Westerly 10 feet of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 26, 1990

Auditor's No(s): 9003260062, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All streets and exterior 10 feet adjacent to streets.

Matters set forth on the face of said plat as follows:

The charge in Lieu of Assessment for each lot in this subdivision shall be \$000.00. (This charge includes a credit of \$000.00 for installed sewer lines). A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.



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EXHIBIT "A"
SPECIAL EXCEPTIONS
PAGE 2

Notes as disclosed on the face of said Short Plat No. 29-77, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short plat number and date of approval shall be included on all deeds and contracts.
- C. Zoning - Residential.
- D. Sewage Disposal - Individual septic systems.
- E. Water - P.U.D.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: August 8, 1990

Auditor's No(s): 9008080112, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: November 16, 1990

Auditor's No(s): 9011160030, records of Skagit County, Washington

Easement delineated on the face of said plat;

For: Water line

Affects: The North 10 feet of said premises

Easement delineated on the face of said plat;

For: Drainage

Affects: The South 10 feet of said premises



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