

When recorded return to:

Mr. and Mrs. Anthony L. Chase  
2701 Comanche Drive  
Mount Vernon, WA 98273

Recorded at the request of:  
First American Title  
File Number: 88644



200703300265  
Skagit County Auditor

3/30/2007 Page 1 of 2 3:28PM

### Statutory Warranty Deed

THE GRANTOR Timothy L. Brockman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Anthony L. Chase and Jodi Chase, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 8, "THE UPLANDS"

FIRST AMERICAN TITLE CO.

88644E-1

Tax Parcel Number(s): P78148, 4206-000-008-0014

Lot 8, "THE UPLANDS", as per plat recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington.

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

Dated 3-26-07

Timothy L. Brockman

# 1481  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 30 2007

5362.80  
Amount Paid \$  
Skagit Co. Treasurer  
By   
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy L. Brockman, 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: 3-26-07

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Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-7-07



Order No: 88644

**Schedule "B-1"**

**EXCEPTIONS:**

A. Easement and Drainage Ditch Agreement recorded November 18, 1957, under Auditor's File No. 558561.

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

Plat/Subdivision Name: The Uplands  
Auditor's No: 785778

Said matters include but are not limited to the following:

1. Dedication: Know all men by these presents that we, the undersigned owners of the land hereby platted, do hereby dedicate this plat to be known as The Uplands, and do hereby dedicate to the use of the public forever, all roads shown hereon as public highways, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.
2. Easement provisions: An easement is hereby reserved for and granted to Puget Sound Power and Light Company, and Washington Telephone Company, and their respective successors and assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.
3. Sixteen (16) foot utility easement.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 27, 1973  
Recorded: September 27, 1973  
Auditor's No: 791411  
Executed by: First Savings, Inc., a Washington Corporation



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Skagit County Auditor