

When recorded return to:

Mr. and Mrs. Juan M. Chavez-Moreno  
2309 Moody Street  
Mount Vernon, WA 98274



200705180171  
Skagit County Auditor

5/18/2007 Page 1 of 2 2:06PM

Recorded at the request of:  
First American Title  
File Number: B91359

### Statutory Warranty Deed

THE GRANTORS James A. Johnson, Jr. and Donna L. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juan Manuel Chavez and Maria Del Socorro Reyes, husband and wife the following described real estate, situated in the County of Skagit, State of Washington <sup>Jaime,</sup>

Abbreviated Legal:  
Tract 22, "COLLEGE MEADOW"

FIRST AMERICAN TITLE CO.  
B91359E-1

Tax Parcel Number(s): P80173, 4359-000-022-0003

Tract 22, "COLLEGE MEADOW", according to the plat recorded in Volume 11 of Plats, page 76, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 5-7-07

James A. Johnson, Jr.  
James A. Johnson, Jr.

Donna L. Johnson  
Donna L. Johnson  
2353  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 18 2007

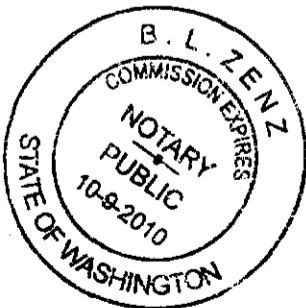
Amount Paid \$4512.85  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Johnson, Jr. and Donna L. Johnson, 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: 5-7-07

[Signature]  
Notary Public in and for the State of Washington  
Residing at Durbin  
My appointment expires: 10-9-10



Schedule "B-1"

EXCEPTIONS:

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

Dated: June 21, 1977  
Recorded: July 26, 1977  
Auditor's No: 861447  
Executed by: Kerr-Belmark Construction

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

Plat/Subdivision Name: College Meadow  
Recorded: July 19, 1977  
Auditor's No: 860937

Said matters include but are not limited to the following:

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated.

Easements for utilities and drainage are reserved over a 2-1/2 foot wide strip along each side of interior lot lines and over the rear five feet of each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may retard or obstruct the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of street, avenues, alleys and roads, as dedicated in the plat.



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