

When recorded return to:

Mr. and Mrs. Timothy M. Doan
24185 Mahonia Lane
Mount Vernon, WA 98274



200705310214
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01730-07

Grantor: Jane K. Goche
Grantee: Timothy M. Doan and Alicia P. Doan

Tax Parcel Number(s): 4136-008-002-0000 P115687

Ptn Lots 1-5, Blk 8, Reserve Add to Town Montborne aka Lot2, Survey 200006080127

LAND TITLE OF SKAGIT COUNTY

1257785

Statutory Warranty Deed

THE GRANTOR Jane K. Goche, formerly know as Jane K. Martin, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy M. Doan and Alicia P. Doan, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Lots 1-5, Blk 8, Reserve Add to Town Montborne aka Lot2, Survey 200006080127

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): 4136-008-002-0000 P115687

2581
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated May 30, 2007

Jane K. Goche

MAY 31 2007

Amount Paid \$ 3,120.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jane K. Goche

is the person who appeared before me, and said person is acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 5-30-07

Jeanie Simmons
Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 3/15/2010

JEANIE SIMMONS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-15-10

EXHIBIT A

That portion of Lots 1, 2, 3, 4 And 5, Block 8, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, described as follows:

Beginning at a point 109.50 feet Northwesterly of the Southeast corner of Lot 3;
thence Northwesterly 83 feet;
thence Southwesterly 105 feet;
thence Southeasterly 83 feet;
thence Northeasterly 105 feet to the true point of beginning.

TOGETHER WITH AND SUBJECT TO that non-exclusive access and utility easement known as Mahonia Lane.

(Also shown of record as Lot 2 of Survey recorded June 8, 2000, under Auditor's File No. 200006080127 and amended by Survey recorded August 30, 2000, under Auditor's File No. 200008300077, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Young-Soo Kim
Dated: June 23, 1999
Recorded: July 13, 1999
Auditor's No.: 9907130072
Regarding: Sewer connection fees
(copy attached)

B. EASEMENTS SHOWN ON FACE OF SURVEY NO. 200006080127, AS FOLLOWS:

WATER PIPELINE EASEMENT:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, also, the right to cut and/or trim off brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

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 area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

SANITARY SEWER EASEMENT:

Easement for sanitary sewer purposes over, under, through and across the following described property:

The Southwesterly 15 feet of Lots 7, 8 and 9, the South 5 feet of Lots 5 and 6, the South 5 feet of the West 15 feet of Lot 4, the North 5 feet of the West 45 feet of Lot 3, the North 5 feet of Lot 7, the South 5 feet of Lot 8, the North 5 feet of Lot 9, the South 5 feet of the West 30 feet of Lot 2 and the North 5 feet of the West 30 feet of Lot 1, all within the "GENTRY/BOUNDARY LINE ADJUSTMENT/RECORD SURVEY", as recorded under Auditor's File No. 200006080127, records of Skagit County, Washington.

C. DECLARATION OF RESTRICTIVE COVENANTS WITH PROVISIONS FOR ROAD MAINTENANCE:

Recorded: June 15, 2000
Auditor's No.: 200006150113
(Copy attached)



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EXHIBIT B

EXCEPTIONS CONTINUED:

D. EASEMENT SHOWN ON SURVEY:

For: Access, utilities and sewer
Affects: As shown on Survey

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation
Purpose: For sewer mains with the necessary appurtenances
Area Affected: The North 5 feet of the West 45 feet of Lot 3 together with a sewer access easement, over the Southwesterly 20 feet of Lots 1, 2 and 3

Dated: June 19, 2000
Recorded: June 29, 2000
Auditor's No.: 200006290071



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