

When recorded return to:

Mr. and Mrs. Justin J. Edson  
615 Shiloh Lane  
Sedro Woolley, WA 98284

12  
200706220114  
Skagit County Auditor  
6/22/2007 Page 1 of 4 2:08PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01746-07

Grantor: Sharon De Groot-Brooks  
Grantee: Justin J. Edson and Stephanie J. Edson

Tax Parcel Number(s): 4619-000-011-0000 (P105058)

Lot 11, "Elk Run Estates"

FIRST AMERICAN TITLE CO.

91798-1

### Statutory Warranty Deed

THE GRANTOR Sharon De Groot-Brooks, formerly known as Sharon De Groot, a married person as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Justin J. Edson and Stephanie J. Edson, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 11, "Elk Run Estates"

Tax Parcel Number(s): 4619-000-011-0000 (P105058)

Lot 11, "Elk Run Estates", as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an amendment of the Plat of "MAX SUTTON'S ESTATES" as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, pages 127 and 128, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated June 20, 2007

Sharon De Groot-Brooks  
Sharon De Groot-Brooks  
Michael Brooks  
Michael Brooks



STATE OF Washington  
COUNTY OF Kitsap } SS:

I certify that I know or have satisfactory evidence that Sharon De Groot-Brooks

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: June 20, 2007  
Deana Michael  
~~Jennie Simmons~~  
Notary Public in and for the State of Washington  
Residing at: Silverdale  
My appointment expires: 3/15/2010 4-4-2011

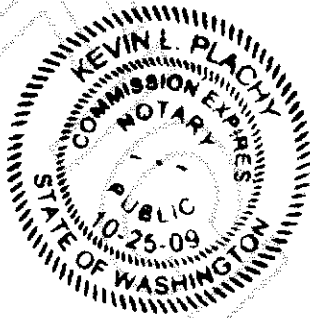
# ACKNOWLEDGEMENT

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Michael Brooks**

is/are the person(s) 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.

Dated: 6/22/07



Notary Public in and for the State of Washington

Residing at Seattle

My appointment expires: 10/25/07

2941  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 22 2007

Amount Paid \$ 3057.70  
Skagit Co. Treasurer  
By mem Deputy



200706220114  
Skagit County Auditor

## EXHIBIT "A"

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

Plat/Subdivision Name: Elk Run Estates and Amendment of the Plat of Max Sutton Estates  
Recorded: May 20, 1994 and March 11, 1994  
Auditor's No: 9405200050 and 9403110077

Said matters include but are not limited to the following:

1. Well Pollution Control Zone, as delineated on the face of the "PLAT OF MAX SUTTON ESTATES".
2. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 property road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
3. An easement is hereby reserved for and granted to all public and private utilities including, but not limited to, the Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior 10 feet parallel 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, gas, water and cablevision service, together with the right to enter upon the lots and tracts 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.
4. Long plat number and date of approval shall be included in the Deeds and Contracts
5. Water - City of Hamilton
6. Sewer - Individual on-site sewage system
7. The Declaration of Restrictive Covenant as recorded with the Skagit County Auditor under recording No. 9401070083 as it relates to lot size and county drainfield requirements are discharged for lots 11 through 17 inclusive, upon recording of the Amended Plat; the restrictions related to Lots 18 and 19 remains in force.

### A. COVENANTS AGAINST BLASTING WITHOUT NOTICE WITHIN 300 FEET OF TRANSMISSION LINE AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: September 19, 1930  
Auditor's No.: 237288

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

Dated: September 6, 1991  
Recorded: September 17, 1991  
Auditor's No.: 9109170014  
Executed by: Max W. Sutton and Alice R. Sutton



200706220114  
Skagit County Auditor

6/22/2007 Page

3 of

4 2:08PM

LPB 10-05(FI)  
Page 2 of 2

**EXHIBIT "A"**

**C. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: January 27, 1992  
Recorded: February 5, 1992  
Auditor's No: 9202050076  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

**Affects:**

All streets as constructed or to be constructed within said premises. (This clause to become null and void when said streets are dedicated to the public.) The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved "Sutton Plat".

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

Dated: May 5, 1994  
Recorded: May 23, 1994  
Auditor's No.: 9405230140  
Executed By: Coach Corral Incorporation and Max W. Sutton and Alice R. Sutton



200706220114  
Skagit County Auditor