



200706290198
Skagit County Auditor

6/29/2007 Page 1 of 2 2:02PM

When recorded return to:

Mr. and Mrs. Brad J. Rzechula
446 Vanderlin Drive
Camano Island, WA 98282

Recorded at the request of:
First American Title
File Number: 91864

Statutory Warranty Deed

THE GRANTORS Brian P. Egner and Marlyn E. Egner, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brad J. Rzechula and Julie W. Rzechula, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

91864E-1

Abbreviated Legal:
Lot 43, "COLLEGE MEADOW DIV. NO. 2"

Tax Parcel Number(s): P81191, 4390-000-043-0009

Lot 43, "COLLEGE MEADOW DIV. NO. 2", according to the plat thereof recorded in Volume 12 of Plats, pages 42 and 43, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 6-21-07

[Signature]
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Brian P. Egner

[Signature]
Marlyn E. Egner

JUN 29 2007

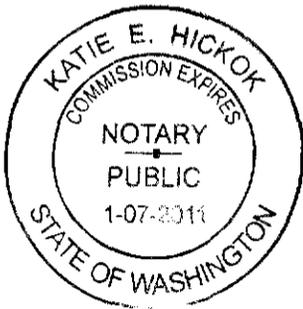
Amount Paid \$ 4766.50
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian P. Egner and Marlyn E. Egner, 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: 6-28-07

[Signature]



Notary Public in and for the State of Washington
Residing at W Vernon
My appointment expires: 1-7-11

Schedule "B-1"

EXCEPTIONS:

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

Dated: May 4, 1978
Recorded: January 17, 1979
Auditor's No.: 894877
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, Division No. 2
Auditor's No: 894876

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. An easement is hereby granted to Puget Sound Power and Light Company, General Telephone of the Northwest, Inc., Nationwide Cablevision and their respective successors and assigns, under and upon the exterior 7.5 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 services, together with the right to enter upon the lots at all times for the purpose stated. All other easements are as shown on the face of the plat.

The charge in lieu of assessment for each lot in this subdivision shall be \$400.00. (This charge includes a credit of \$0.00, for installed sewer lines.) A standard participation contract must be executed and the said amount paid prior to the issuance of a sewer permit.

3. Easement for water utility affecting Lots 6, 7, 11 and 12.

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Blue Ribbon Homes
Dated: August 30, 1979
Recorded: September 12, 1979
Auditor's No.: 7909120015 (Includes other property)

By said instrument, the City of Mount Vernon also acknowledged payment of \$ 6,000.00.



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