

When recorded return to:

Mr. and Mrs. Billie R. Wood
17508 84th Street NW
Stanwood, WA 98292

Recorded at the request of:
First American Title
File Number: B92079



200707090110

Skagit County Auditor

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B92079E

THE GRANTOR Robert G. Pittman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Billie R. Wood and Dianna L. Wood, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 21, Township 35, Range 9; Ptn. NE SW (aka Lot 3, Short Plat No. 93-016)

Tax Parcel Number(s): P105362, 350921-3-002-0400

PARCEL "A":

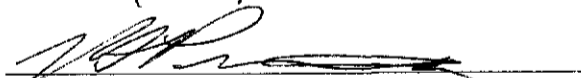
Lot 3, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, Page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M..

PARCEL "B":

An easement for access and utilities over a portion of Lot 2, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, Page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, delineated on the face of said Short Plat, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M..

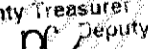
SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Dated July 6th, 2007


Robert G. Pittman

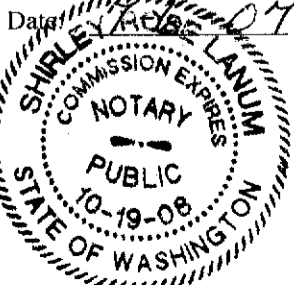
3216
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

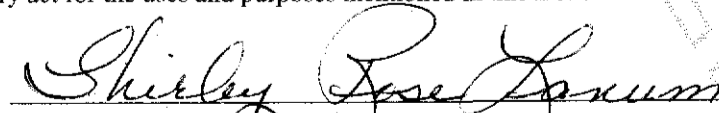
JUL 09 2007

Amount Paid \$ 5,923.50
Skagit County Treasurer
By:  Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Robert G. Pittman, 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.




Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: September 25, 1934
Auditor's No: 264851
Purpose: Volume 166 of Deeds, Page 69
Right to construct, operate, maintain, repair,
replace and enlarge one or more electric
transmission and/or distribution lines over
and/or under the right-of-way
Location: The West line of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Gladys R. Thompson, her heirs and/or assigns
Recorded: April 14, 1948
Auditor's No: 421590
Purpose: To repair or rebuild the water pipe or flume
leading to pipes in Thompson Creek
Area Affected: The location is undisclosed on the record

C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: September 26, 1957
Auditor's No: 556523
Purpose: Water distribution system
Area Affected: A strip of land across the subject property

D. Easement in favor of Stephen Murray and Norma Murray, husband and wife, for septic tank maintenance, as disclosed by Judgment filed March 22, 1982, in Skagit County Superior Court Cause No. 37779.

E. EASEMENT AND JOINT USE AGREEMENT AND TERMS AND CONDITIONS THEREOF:

Dated: December 9, 1991
Entered: December 31, 1991
Skagit County Cause No: 91-2-00281-1
Regarding: Existing well, existing and future roadway,
existing and future pipeline, powerline



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F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 93-016
Recorded: November 15, 1993
Auditor's No: 9311150088

Said matters include but are not limited to the following:

1. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts;
2. All maintenance and construction of private roads shall be the responsibility of the lot owners;
3. Water - Individual wells: Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals;
4. Sewer - Individual on-site sewage system;
5. The subject property may be affected by easements or restrictions in instruments filed in Auditor's File Nos. 264851, 421590, 556523 and 8203010034;
6. The 100 foot radius well protection zone for individual water systems on Lots 2, 3 and 4, must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as recorded covenants or easements; and
7. The existing waterline location shown is compiled from field measurements, highway plans and property owners testimony.
8. Drainage easement affecting a 15 foot strip along existing creek.
9. 100 foot well circle
10. Temporary easement for access across Lot 2, until such time and the DNR builds new, adjacent roadway as delineated on the face of the Short Plat.
11. Easement for ingress and egress, as shown on the face of the Short Plat.



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G. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 22, 1994
Recorded: October 3, 1994
Auditor's No.: 9410030098
Purpose: Right to construct, operate, maintain, repair,
replace and enlarge one or more electric
transmission and/or distribution lines over
and/or under the right-of-way
Location:

Being located as constructed or to be constructed on the described property, generally described as follows:

Easement No. 1: All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-ways.

Easement No. 3: On the South 20 feet of the above described Lots 3 and 4.

Easement No. 4: On the Southwesterly line of the above described Lot 2 (said Southwesterly line also being the Northeasterly line of Highway 20.)

H. Covenants to prevent practices which might contaminate water supply recorded November 2, 1994, under Auditor's File No. 9411020037.

I. Covenants to prevent practices which might contaminate water supply recorded November 2, 1994, under Auditor's File No. 9411020038.

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Donald G. Rapp and Jill L. Rapp
And: Public
Dated: July 27, 1998
Recorded: August 10, 1998
Auditor's No.: 9808100109
Regarding: Shared well and water system agreement

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Stephen Murray and Nicola Pearson
And: Bob Pittman
Dated: July 2, 2007
Recorded: July 3, 2007
Auditor's No.: 200707030066
Regarding: Perpetual easement and right of way



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