

When Recorded Return To:

WILLIAM B. DRAKE
381 KLINGER STREET
SEDRO WOOLLEY, WA 98284



200707100047
Skagit County Auditor

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CHICAGO TITLE COMPANY
IC42966
Escrow No. 20070884K

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): **THE CHRYSALIS GROUP** Additional Names on page of document
Grantee(s): **WILLIAM B. DRAKE** Additional Names on page of document
Legal Description (abbreviated): Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): **4796-000-016-0000/P119299**

THE GRANTOR THE CHRYSALIS GROUP

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to **WILLIAM B. DRAKE, AN UNMARRIED INDIVIDUAL**

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 16, PLAT OF BRICKYARD MEADOWS - DIV. 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 2002, UNDER AUDITOR'S FILE NO. 200207150172, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

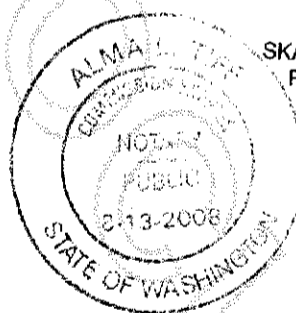
Assessor's Property Tax Parcel Account Number(s): **4796-000-016-0000/P119299**

Subject to:
ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS OF RECORD AS DISCLOSED ON EXHIBIT "A" HERETO ATTACHED.

Dated this **Twenty-Seventh day of June, 2007**

THE CHRYSALIS GROUP

By: 
JOHN J. SANCHEZ, SOLE PROPRIETOR



3231
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 10 2007

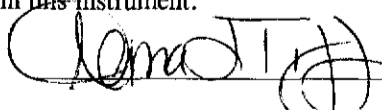
Amount Paid \$ **4188.00**
By *man* Skagit Co. Treasurer Deputy

State of WA

County of SNOHOMISH } ss.

I certify that I know or have satisfactory evidence that **JOHN J. SANCHEZ** is/are the person(s) who appeared before me, and said person(s) acknowledged that **HE** signed this instrument, on oath stated that **HE IS** authorized to execute the instrument and acknowledged it as the **SOLE PROPRIETOR** of **THE CHRYSALIS GROUP** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: 6/28/07



Notary Public in and for the State of WA,
residing at *Mill Creek*
My appointment expires: *8-13-08*

Exhibit "A"

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 9, 2001

Auditor's No(s): 200110090060, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 16, 2001

Auditor's No(s): 200110160053, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the follows: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services together with the right to enter upon said exterior ten (1) feet of all lots, tracts and spaces at all times for the purposes herein stated.

Easement contained in Dedication of said plat;

"... the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."



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P.U.D. waterline easement note shown on the face of the plat, as follows:

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 rights of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all 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.

Easement delineated on the face of said plat;

For: Utilities
Affects: Exterior 10 feet of said premises adjacent to street

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 7, 1997
Auditor's No(s): 9708070031, records of Skagit County, Washington
In favor of: City of Sedro Woolley
For: Utilities

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: December 28, 2004
Auditor's No(s): 200412280122, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington



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