

When recorded return to:

Mr. Jeremy Ellis
812 Dana Drive
Sedro Woolley, WA 98284



200707260073
Skagit County Auditor

7/26/2007 Page 1 of 2 2:11:52AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-03029-07

Grantor: Gael M. Rowland and Geraldine Rowland
Grantee: Jeremy Ellis

Tax Parcel Number(s): 4347-000-007-0007(P79650)

Lot 7, Anderson-Hilde Plat

LAND TITLE OF SKAGIT COUNTY
126606-SW

Statutory Warranty Deed

THE GRANTORS Gael M. Rowland and Geraldine Rowland, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeremy Ellis, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 7, Anderson-Hilde Plat

Tax Parcel Number(s): 4347-000-007-0007(P79650)

Lot 7, "Anderson-Hilde Plat", as per plat recorded in Volume 11 of Plats, page 50, records of Skagit County, Washington.
Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 7-24-07

Gael M. Rowland Geraldine Rowland
Gael M. Rowland ³⁵³⁰ SKAGIT COUNTY WASHINGTON ³⁵³⁰ Geraldine Rowland
Real Estate Excise Tax PAID

JUL 26 2007

Amount Paid \$ 4241.40
Skagit County Treasurer
By: [Signature] Deputy

STATE OF WA }
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Gael M. Rowland and Geraldine Rowland

are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/24/07

[Signature]
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 6/19/2009

EXHIBIT "A"

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: January 7, 1977
Recorded: January 20, 1977
Auditor's No.: 849652
Executed By: Harold W. Anderson, et ux, et al

- B. Right of the public to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

- C. EASEMENT DELINEATED ON THE FACE OF SAID PLAT AND PROVISION SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel to and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service with the right to enter upon lots at all times for the purpose stated. TOGETHER WITH those specific easements as shown detailed hereon being reserved to the City of Sedro-Woolley and its respective successors or assigns, over, under and upon that certain (15) fifteen foot strip of land (7.5 feet on each side of the common lot line) between Lots 12 and 13; 27 and 28, 26, 27 and 13; 24, 25 and 14; and 20 and 21, and also a 10 foot easement along the South side of Lots 20 and 21 and along the East side of Lots 14 and 24, for the combined purposes as a sewer easement and a drainage easement. ALSO TOGETHER WITH that specific easement as shown detailed hereon being reserved to Skagit County Public Utility District No. 1 and their respective successors or assigns, over, under and upon that certain 15 foot strip of land (7.5 feet on each side of the common lot line) between Lots 13 and 14; 25 and 26 for purposes as a water easement."

- D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: A 10 foot utility easement

