

When recorded return to:

Kimberly S. Cogswell
217 N. Central Avenue
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: B92654



200709140078
Skagit County Auditor

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Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B92654-2

THE GRANTORS Roberto A. Sanchez, a single man, as his separate estate, and Librado Sanchez, a married man, who acquired title as a single man, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly S. Cogswell, a single woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 2, "PLAT OF CENTRAL PLACE"

Tax Parcel Number(s): P108696

Lot 2, "PLAT OF CENTRAL PLACE", according to the plat thereof recorded in Volume 16 of Plats, Pages 103 and 104, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions, and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 9-7-07

Roberto Sanchez
Roberto A. Sanchez

Librado Sanchez
Librado Sanchez

4374
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

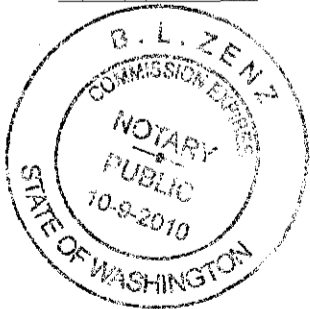
SEP 14 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By in m Deputy

I certify that I know or have satisfactory evidence that Roberto A. Sanchez and Librado Sanchez, 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: 9-7-07



B. L. Zenz
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Robert C. Parker and Ardis A. Parker
 Recorded: June 1, 1994
 Auditor's No: 9406010117
 As Follows:

No mobile homes shall be installed or maintained on the subject property. No structures in excess of one story in height shall be permitted without the prior written approval of Grantor or Grantor's successor in interest to the property described as:

Lot 3 of Short Plat No. SW-SP-0583, records of Skagit County, situate in Skagit County, Washington.

Use of the subject property shall be restricted to duplexes and single-family residences having a minimum of 1,200 square feet of living space. Provided, however, that any lot(s) that are adjacent to the property described in Lot 3, of Short Plat No. SW-SP-0583; records of Skagit County shall be restricted to single family residences. No commercial uses shall be permitted.

The foregoing covenants, conditions and restrictions shall be for the benefit of the owners of the subject property as the same may be further divided and also benefit and be enforceable by the owner's/purchaser's of Grantor's adjoining real property described as follows:

Lot 3 of Short Plat No. SW-SP-0583, records of Skagit County, Washington.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: January 3, 1995
 Recorded: January 12, 1995
 Auditor's No: 9501120048
 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:

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

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 roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 7 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-way.

Easement No. 3: The West 15 feet of the South 5 feet of the North 67 feet of the above described property (for guy wire and anchor purposes only)



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

Dated: May 17, 1996
Recorded: May 29, 1996
Auditor's No: 9605290069
Executed by: Kendall D. Gentry

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

Plat/Subdivision Name: Central Place
Recorded: May 29, 1996
Auditor's No: 9605290068

Said matters include but are not limited to the following:

1. Seven (7) foot wide easement, as delineated on the face of the plat adjoining Central Place.
2. The subject property is within or near designated agricultural, forest or mineral resource lands on which a variety of commercial activities and management practices may occur that are not compatible with residential development for certain periods of limited duration.
3. Tract "A" is to be utilized and maintained for storm drainage facilities.
4. Tract "B" is to be boundary line adjusted to contiguous property to the South and is not to be used for building purposes.
5. 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 the necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat, together with the right 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 lines 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.



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6. An easement is hereby reserved for and granted to City of Sedro Woolley; Public Utility District No. 1; Puget Sound Power and Light Company; G.T.E.; Cascade Natural Gas Corporation, and TCI Cablevision of Washington, Inc., and their respective successors and assigns, under and upon the exterior ten (10) and seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property, 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.

7. "... to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes, together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

8. Drainage easement over and across a 20-foot wide portion of the subject property, as delineated on the face of the plat.



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