

When recorded return to:

Mr. and Mrs. Steve Roseberry
605 Cedar Tree Drive
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: A92420



200709190042
Skagit County Auditor

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3 11:21AM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A92420E-1

THE GRANTORS Peter M. Rosario and Julie L. Rosario, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen G. Roseberry and * , husband and wife the following described real estate, situated in the County of Skagit, State of Washington *Linda A. Roseberry

Abbreviated Legal:

Lot 3, "PLAT OF NORTH CENTRAL DIVISION"

Tax Parcel Number(s): P102012, 4586-000-003-0002

Lot 3, "PLAT OF NORTH CENTRAL DIVISION", as per plat recorded in Volume 15 of Plats, pages 46 and 47, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4440

SEP 19 2007

Dated September 12, 2007

Amount Paid \$ 4811.00
Skagit Co. Treasurer
By M A H Deputy

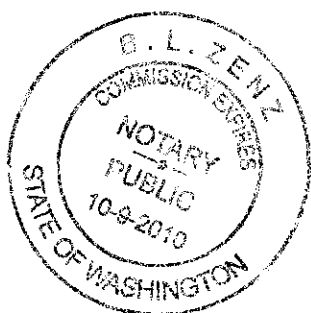
Pete Rosario
Pete Rosario

Julie Rosario
Julie Rosario

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pete Rosario and Julie Rosario are the persons who appeared before me, and said persons 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.

Date: Sept. 17, 2007



[Signature]
Notary Public in and for the State of
Residing at Burlington
My appointment expires: 10-9-10

Washington

EXCEPTIONS:

A. EASEMENT, FOR ROAD AND WATER SYSTEM, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Reserved By: Elizabeth B. Christianson
Dated: October 8, 1969
Recorded: October 20, 1969
Auditor's No: 732135
As Follows:

The Grantor hereby reserves to herself, her heirs, assigns and administrators, a right-of-way across an existing road on said premises to the North 15 acres of the aforescribed premises and a right to take water from a water system on said premises and to transport said water by pipeline across said premises.
(Location thereof not disclosed of record)

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: April 9, 1992
Recorded: April 22, 1992
Auditor's No: 9204220112
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:

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of North Central Division".

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

Plat/Subdivision Name: North Central Division
Recorded: August 28, 1992
Auditor's No: 9208280164

Said matters include but are not limited to the following:

1. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.



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2. An easement is hereby reserved for and granted to Puget Sound Power & Light Company; GTE Systems of the Northwest; Cascade Natural Gas Corp; Public Utility District No. 1 of Skagit County; and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, 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, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

3. Easement for sanitary and storm sewer affecting Lots 6-8.

4. Easement for PUD pipeline affecting Lots 11 and 12.

5. Easement for sanitary sewer affecting Lots 13 and 15.

6. Easement for maintenance access to retention/detention pond affecting Lot 23.

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

Dated:	June 5, 1992
Recorded:	September 29, 1992
Auditor's No:	9209290104 and 9209290105
Executed by:	Daniel R. Madlung and Sandy Madlung; Lance F. Sims and Jan Sims; Daniel F. Sims and Sandi Sims; and Vern F. Sims and Marie Sims



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