



200801170097

Skagit County Auditor

1/17/2008 Page

1 of

2 3:19PM

When recorded return to:

Mr. and Mrs. Benedict J. Cooley
18462 W. Lakeview Lane
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number B93593

GUARDIAN NORTHWEST TITLE CO.

B93593E-1

Statutory Warranty Deed

THE GRANTORS Todd B. Davis and Kimberly C. Davis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benedict J. Cooley and Cynthia K. Cooley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tract I, "BIG LAKE WATERFRONT TRACTS"

#164
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2008

Tax Parcel Number(s): P62081, 3862-000-072-0103

Amount Paid \$ 10,418.00
Skagit Co. Treasurer
By *mdm* Deputy

Tract I, "BIG LAKE WATERFRONT TRACTS", according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington;

EXCEPT the Northerly 255 feet thereof measured at right angles to the Northwest line thereof.

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

Dated 1/14/2008

Todd B. Davis

Todd B. Davis

Kimberly C. Davis

Kimberly C. Davis

STATE OF California
COUNTY OF Santa Clara } SS:

I certify that I know or have satisfactory evidence that Todd B. Davis and Kimberly C. Davis 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: 01/16/2008

J. Candis Blair

Name: *J. Candis Blair*
Notary Public in and for the State of *California*
Residing at *San Jose, CA*
My appointment expires: *Aug. 24, 2008*



EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Lyle F. Robbins, et al
Recorded: November 8, 1978 and January 4, 1979
Auditor's No: 890968 and 894246
As Follows:

Reserving to the grantors, their successors and assigns, a proportionate share of the water from the unnamed stream on Tract I and a proportionate share of the water rights thereto, said water to be used for domestic purposes only and proportionately shared with the other users thereof, together with non-exclusive easement for pipeline and non-exclusive easement for water pipeline to furnish water from said Tract I to Lot 58 and Tract J, which easement is located approximately 50 feet East of and parallel to West Big Lake Boulevard.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington
Dated: April 23, 1991
Recorded: May 7, 1991
Auditor's No: 9105070056
Purpose: A perpetual right-of-way or easement for sewer mains with the necessary appurtenances
Area Affected: Through, over, and across subject property

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2, a municipal corporation of the State of Washington
And: Bill Cornwell and Andrea L. White
Dated: September 12, 1991
Recorded: October 11, 1991
Auditor's No: 9110110033
Regarding: "...the fair pro rata share to be paid by the owners of property which connect to the aforementioned line in the future"

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Todd and Kimberley Davis
Recorded: July 20, 2005
Auditor's No.: 200507200137
Regarding: Notice Moratorium on Non-Forestry Use of Land

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



200801170097
Skagit County Auditor