



200801180116
Skagit County Auditor

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When recorded return to:

JOHN A. CARPENTER and LINDA J. CARPENTER
20062 GINA MARIE LANE
BURLINGTON, WA 98233

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 17970
Title Order No.: IC44535

THE GRANTOR(S)

CYNTHIA K. NIGHTINGALE, an unmarried person

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JOHN ~~AX~~ CARPENTER and LINDA ~~J~~, CARPENTER, Husband and Wife

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

LOT 28, PLAT OF BROWN AND MCMILLEN DIV. NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 184 AND 185, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4559-000-028-0007(P99934)

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: JANUARY 16, 2008

Cynthia K. Nightingale
CYNTHIA K. NIGHTINGALE

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that CYNTHIA K. NIGHTINGALE (s) are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 17th day of January, 2008

Christina C. Edgcomb
~~ROBERT M. LIVESAY~~ CHRISTINA C. EDGECOMB
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: ~~06/09/09~~ 07/29/2008

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JAN 18 2008
5824.71
By mt Deputy

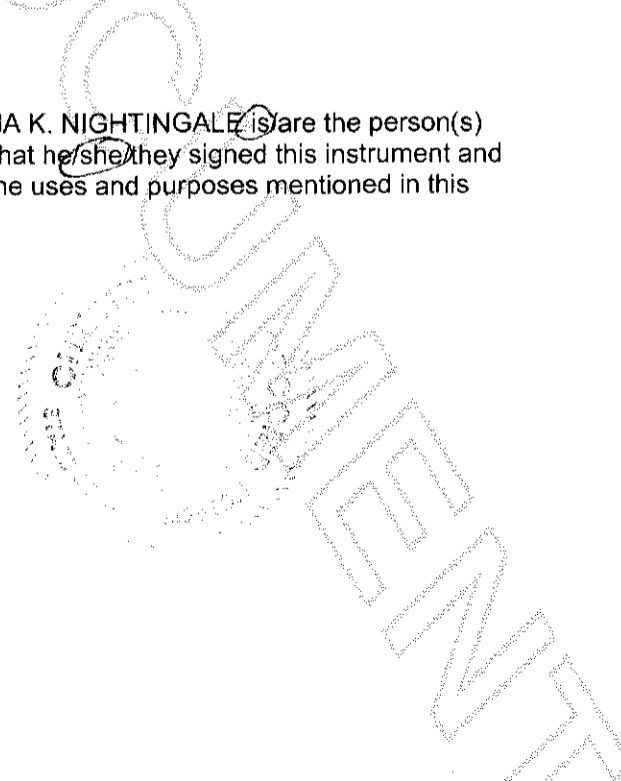


EXHIBIT "A"

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

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

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, Continental Telephone Company, Cascade Natural Gas Corporation, and Skagit County Public Utility District No. 1, and their respective successors and assigns under and upon the exterior seven (7) feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, review, operate and maintain underground conduits, cables, wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone and water service, together with the right to enter upon lots at all times for the purposes stated.

3. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 7 feet of all lots bordering and adjacent to street frontages

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 21, 1992
Auditor's No(s).: 9201210120, 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: Said premises and other property

Said instrument is a re-recording of instrument (s);
Recorded: April 2, 1991
Auditor's File No(s).: 9104020058, records of Skagit County, Washington

5. Note on the face of said plat, as follows:

The plat of Brown & McMillen Div. No. 2 is adjacent to property used for agricultural operations. Owners may be subject to inconveniences or discomforts arising from such operations including but not limited to noise, odors, fuel fumes, dust the operations of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application of spraying or otherwise of chemical fertilizers soil amendments, herbicides and pesticides and will not consider to be a nuisance if such operations are consistent with commonly accepted, best management practices and complies with local, state, and federal laws.

6. Notes on the face of said plat, as follows:
 - A. Buyer should be aware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
 - B. Front yard residential setback line is shown hereon. For details of remaining setback requirements, see Skagit County Zoning Ordinance Chapter 14.04 Skagit County Code.
 - C. A Buffer Zone no construction permitted or modification of existing conditions also drainage easement to Skagit County as shown on the face of said plat. Affects Lots 36 through 50, inclusive.

7. Restrictions contained on the face of said plat, as follows:

There shall be no fill or new construction within the channel of Gages Slough.



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8. 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 5, 1991

Auditor's No(s): 9107050005, records of Skagit County, Washington

Executed By: Allen D. Brown, Gary McMillen and Allen D. Brown, as agent for Coulee Investment, Inc.

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

Recorded: July 5, 1991

Auditor's No(s): 9107050005, records of Skagit County, Washington

10. Exceptions and reservations as contained in instrument;

Recorded: June 6, 1924

Auditor's No.: 174856, records of Skagit County, Washington

Executed By: S.C. Scott

As Follows: There is reserved . . . an undivided one-fourth interest in all oil, gas, coal, or other minerals of every kind upon all of said lands, together with the right to go upon and remove same.

11. Any question that may arise due to shifting or change in the course of Gages Slough or due to said slough having shifted or changed its course.



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