



200804210119

Skagit County Auditor

4/21/2008 Page

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2 11:38AM

When recorded return to:

BRODERICK E. STEVENS

~~14648 SAKU VALLEY RD~~ 2960 BROOK LN

~~CONCRETE, WA 98237~~ SEDRO WOOLLEY, WA 98284

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18087

Title Order No.: IC45162 ✓

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

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

BRODERICK E. STEVENS, An Unmarried Man and SUSAN M. GRACE, An Unmarried Woman

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

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 15-82, AS APPROVED JUNE 10, 1982, AND RECORDED JUNE 21, 1982, IN VOLUME 5 OF SHORT PLATS, PAGE 197, UNDER AUDITOR'S FILE NO. 8206210007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 350809 4 007 0403

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: APRIL 18, 2008

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH Manager

STATE OF Washington

) ss.

COUNTY OF Snohomish

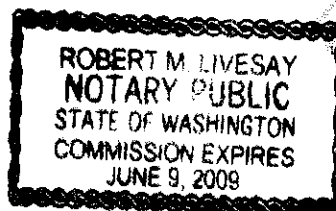
I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of D.B. JOHNSON CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 18th day of April, 2008.

ROBERT M. LIVESAY

Notary Public in and for the State of Washington
residing at MARYSVILLE

My Commission Expires: 06/09/09



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1204
APR 21 2008

Amount Paid 4188.00
By mlm Skagit Co. Treasurer Deputy

EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 18, 1921
Auditor's No(s): 148571, records of Skagit County, Washington
In favor of: Baker River Power Light and Water Company
For: 2 pipelines for the conveyance of water

Notes set forth on face of Short Plat, as follows:

- A. Zoning – Residential.
- B. Sewer – Individual septic tanks.
- C. Water – Individual wells: Water of sufficient quantity and/or quality is not provided at the time of filing the plat. Buyers should investigate the availability of said water.
- D. Roads – All maintenance and/or construction of private roads is the responsibility of the lot owners and shall be in direct relationship to usage of said roads.
- E. Basis of bearings – Assumed.
- F. Short plat number and date of approval shall be included in all deeds and contracts.

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 12, 2007
Auditor's No(s): 200707170054, records of Skagit County, Washington
In favor of: D.B. Johnson Construction Inc.
For: Signage
Affects: Said premises and other property

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 13, 2007
Auditor's No(s): 200707240087, records of Skagit County, Washington
In favor of: Lot Owners
For: Shared driveway and maintenance agreement
As Follows:

Maintenance of the driveway that lies within the easement areas shall be shared by owners of Lots 1, 2 and 3 in a manner determined to be fair by the owners at the time of such maintenance.

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 20, 2007
Auditor's No(s): 200708200177, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises and other property



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