

When recorded return to:

Mr. and Mrs. Charles E. Steele

437 Spring Ln  
Sedro Woolley WA 98284

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 95042



200806230190  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Joie A. Oakes-Sims, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles E. Steele and Bernice A. Steele, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 52, "PLAT OF SPRING MEADOWS - DIV. II"

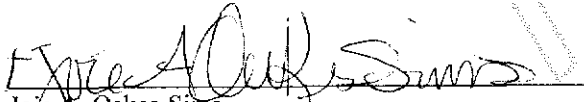
GUARDIAN NORTHWEST TITLE CO.  
95042-2

Tax Parcel Number(s): P116086, 4735-000-052-0000

Lot 52, "PLAT OF SPRING MEADOWS - DIV. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 6-20-08

  
Joie A. Oakes-Sims

2040  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 23 2008

Amount Paid \$ 3298.00  
By Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joie A. Oakes-Sims, 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: 6-20-08



Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2011

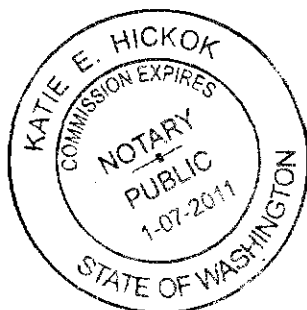


Exhibit A

**EXCEPTIONS:**

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

Dated: March 2, 1999  
Recorded: March 4, 1999  
Auditor's No.: 9903040085  
Executed by: Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 26, 1999  
Recorded: April 15, 1999  
Auditor's No.: 9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 20, 1999  
Recorded: May 25, 1999  
Auditor's No.: 9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 6, 2000  
Recorded: July 24, 2000  
Auditor's No.: 200007240001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 11, 2006  
Recorded: August 28, 2006  
Auditor's No.: 200608280166

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 15, 2006  
Recorded: December 7, 2006  
Auditor's No.: 200612070087

B. TERMS AND CONDITIONS OF BY-LAWS:

Dated: March 26, 1999  
Recorded: April 15, 1999  
Auditor's No.: 9904150047



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

Plat/Subdivision Name: Plat of Spring Meadows - Div II  
Recorded: June 22, 1999  
Auditor's No: 9906220076

Said matters include but are not limited to the following:

1. This PUD was subject to variances and approvals in the PUD staff report on file in the city.
2. Building lot area in this plat shall be no less than 850 square feet.
3. An easement is hereby reserved for and granted to the following: The City of Sedro Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated.
4. "...dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon.
5. Utility easements
6. 100 foot buffer to building line, 90 foot buffer to lot line.
7. Drainage District No. 14 right of way dedicated in Auditor's File No. 267764. Assumed 20-foot width along existing ditch for graphic purposes. No width given in the dedication document.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation  
Dated: January 10, 2002  
Recorded: January 30, 2002  
Auditor's No: 200201300062  
Purpose: 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 necessary appurtenances for the transportation of water  
Area Affected: That portion of the common area adjacent to Lot 53 and Lot 54 of the Plat of Spring Meadows Division II



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

Executed By: January 26, 1994  
Auditor's File No.: 9401260022  
Document Title: Ordinance  
Regarding: Annexation

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.



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