



200808220076

Skagit County Auditor

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RETURN TO:

SCHACHT & HICKS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: STATUTORY WARRANTY DEED 130677-P
3445

GRANTOR: ESTATE OF HARRIET M. FOLLMAN, Deceased

GRANTEE: MAIER, KENNETH L.

ABBREVIATED LEGAL DESCRIPTION:
Lot 37, Country Club Addition No. 5

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P79362

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2715
AUG 22 2008

LAND TITLE OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Amount Paid \$ 3861.67
Skagit Co. Treasurer
By *William* Deputy

THE GRANTOR, Estate of HARRIET M. FOLLMAN, deceased, for and in consideration of partial distribution under the Will of HARRIET M. FOLLMAN, deceased, in hand paid, grants, bargains, conveys and confirms to KENNETH L. MAIER, as his separate property, a two-thirds (2/3) interest in and to the following described real estate, situate in the County of Skagit, State of Washington:

Tax Parcel No. P79362

Lot 37, "COUNTRY CLUB ADDITION NO. 5," as per plat recorded in Volume 11 of Plats, pages 32 and 33, records of Skagit County, Washington.

SUBJECT TO:

1. Last half general real estate taxes for 2008.
2. Easements, Covenants, restrictions and reservations of record as described on EXHIBIT "A" attached hereto and by reference made a part hereof.

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED;

Declaration Dated: December 11, 1975
Recorded: December 23, 1975
Auditor's No.: 827767
Executed By: D-C Land & Development Company, Inc.,
a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: April 15, 1977
Recorded: May 5, 1977
Auditor's No.: 855948
Executed By: D-C Land & Development Co., Inc.,
a Washington corporation

- B. The rights contained in the dedication of the plat 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 roads and ways 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.
- C. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for, and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior seven 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 lots at all times for the purpose stated."

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Purpose: Pipeline
Dated: July 17, 1967
Recorded: October 5, 1967
Auditor's No.: 705293

Also as set forth on the face of the plat.

EXHIBIT "A"



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