

When recorded return to:

Guy W. Wilson  
706 Brickyard Boulevard  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 96308



200901300176  
Skagit County Auditor

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**Statutory Warranty Deed**

96308-1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Amy E. Eathorne, Personal Representative of the Laura Ann Wilson Estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Guy W. Wilson, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 31, "PLAT OF BRICKYARD CREEK DIVISION"

Tax Parcel Number(s): P102104, 4587-000-031-0000

Lot 31, "PLAT OF BRICKYARD CREEK DIVISION", according to the plat thereof recorded in Volume 15 of Plats, pages 48 through 50, records of Skagit County, Washington.

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

Dated 1-29-09

281  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

The Estate of Laura A. Wilson

Amy E. Eathorne PR  
By: Amy E. Eathorne, Personal Representative

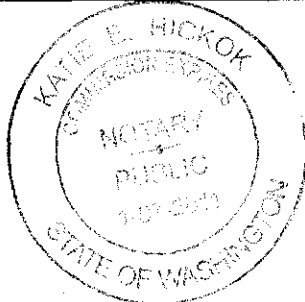
JAN 30 2009

Amount Paid \$ 3618.40  
Skagit Co. Treasurer  
By MF Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Amy E. Eathorne  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that She signed this instrument, on oath stated She  
is/are authorized to execute the instrument and acknowledge that as the  
Personal Representative of Estate of Laura A. Wilson  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-29-09



Katie E. Hickok  
Notary Public in and for the State of WA  
Residing at Mt Vernon  
My appointment expires: 1-7-11

Exhibit A

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: April 9, 1992  
Recorded: April 22, 1992  
Auditor's No.: 9204220113  
Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

**Location:**

A 10-foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road right-of-way within "Plat of Brickyard Creek Division."

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

Dated: June 5, 1992  
Recorded: September 29, 1992  
Auditor's No.: 9209290103 and 9209290105  
Executed By: Daniel R. Madlung and Sandy Madlung, Lance F. Sims and Jan Sims, Daniel F. Sims and Sandi Sims, Vern Sims and Marie Sims

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

Plat/Subdivision Name: Brickyard Creek Division  
Recorded: August 28, 1992  
Auditor's No.: 92082080165

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 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 the lots at all times for the purposes stated.



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2. Right of the public 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 ways and roads 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.

3. A 10.5 feet wide sidewalk and utility easement'

4. A 10 feet wide Puget Sound Power & Light requested minimum building setback.



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