

When recorded return to:
Dwayne Dieten Resnik
707 Brickyard Blvd
Sedro Woolley, WA 98284



201006170042
Skagit County Auditor

6/17/2010 Page 1 of 5 10:30AM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98373

Order No.: 620010920

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Dorothy
Dorothy Healy, Trustee of the The Healy Trust dated December 12, 2002

for and in consideration of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00)

in hand paid, conveys, and warrants to Dwayne Dieten Resnik, an unmarried man, as his sole and separate property

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

Lot 49, 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.

Situated in Skagit County, Washington.

Tax Parcel Number(s): ⁴⁵⁸⁷~~3687~~-000-049-0008 P102137

Subject to: Restrictions, reservations and easements of record. See Exhibits "A" attached hereto and by referenced made a part hereof.

Dated: June 14, 2010

The Healy Trust dated December 12, 2002

BY: Dorothy L. Healy Trustee
Dorothy L. Healy
Trustee

1781
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 17 2010

Amount Paid \$ 4277.⁶⁸
Skagit Co. Treasurer
By MM Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

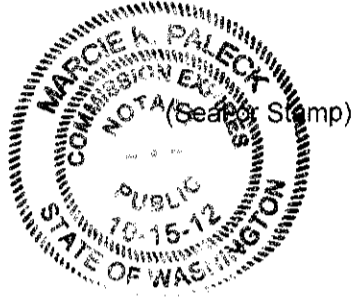
County of SKAGIT

I certify that I know or have satisfactory evidence that
DOROTHY L HEALY (name of person) is the person who appeared
before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that
(he/she) was authorized to execute the instrument and acknowledged it as the
TRUSTEE (type of authority, e.g., officer, trustee, etc.) of
HEALY FAMILY TRUST DTD 12/12/02 (name of party on behalf of whom
instrument was executed) to be the free and voluntary act of such party for the uses and purposes
mentioned in the instrument.

Dated: June 14 2010

Marcie Paleck
Signature

Essex Officer
Title



My appointment expires: October 15 2012

RESIDING IN MOUNT VERNON

MARCIE K. PALECK



201006170042
Skagit County Auditor

EXHIBIT "A"

SPECIAL EXCEPTIONS

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14
For: Right-of-way for drainage

Note: Exact location and extent of easement is undisclosed of record.

Said easement was amended by an instrument recorded on May 26, 1983, under Auditor's File No. 8305260004, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 17, 1956
Auditor's No(s): 545341, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: 30 foot right-of-way for pipeline construction, maintenance and operation

Note: Exact location and extent of easement is undisclosed of record.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: October 20, 1969
Auditor's No(s): 732135, records of Skagit County, Washington
In favor of: Elizabeth B. Christianson
For: Right-of-way for ingress and egress, also the right to take water from a water system

Note: Exact location and extent of easement is undisclosed of record.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 16, 1982
Auditor's No(s): 821160024, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Right-of-way for natural gas pipeline construction, operation and maintenance

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 22, 1992
Auditor's No(s): 9204220113, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Underground distribution and electric lines and appurtenances thereto
Affects: The exterior 10 feet of all property bounded by streets

7. 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, 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 or assigns, under and upon the exterior seven (7) feet parallel with and adjacent to the street frontage of all lots; TOGETHER WITH those specific easements as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon lots at all times for the purposes stated.

10.5 foot wide sidewalk and utility easement.

10 foot wide Puget Sound Power and Light Company requested minimum building setback.



201006170042
Skagit County Auditor

8. Easement delineated on the face of said plat;
For: Underground utilities
Affects: The exterior 7 feet of all lots adjacent to street
9. Note on the face of said plat, as follows:
Zoning - R - 8.4 (Residential. 8400 Sq. Ft. Min. Lot Size)
10. Articles of Incorporation of North Central Division and Brickyard Creek Community;
Recorded: April 30, 1993
Auditor's No.: 9304300086, records of Skagit County, Washington
Executed by: LDV Partnership, et al

AMENDED by instrument(s):
Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington
11. Bylaws of North Central and Brickyard Creek Community Association Article I;
Recorded: April 30, 1993
Auditor's No.: 9304300085, records of Skagit County, Washington
Executed by: LDV Partnership, et al

AMENDED by instrument(s):
Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington
12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: May 9, 1966 and September 6, 1966
Auditor's No.: 682545 and 687896, records of Skagit County, Washington
Executed By: Northern Pacific Railway
As Follows:

Excepting and reserving unto the Grantor, its successors and assigns, forever, all minerals of every nature whatsoever, including but not limited to uranium, coal, iron, natural gas and oil in, upon or under said land, together with the right to the use of such part of the surface as may be necessary or convenient for the purpose of exploring for (by geological, geophysical or other methods), and drilling for, producing, mining, extracting, taking, storing and transporting the same; together with the right to the use of such subsurface strata as may be necessary or convenient for the purpose of underground storage or injection of oil, gas, or other hydrocarbons, water or other substances therein, whether produced from the land or elsewhere, and also together with the right to the use, in common with the Grantee, her heirs or assigns, of such water as may be found in, upon or produced from said premises as may be necessary or convenient for its operations, excepting water from the wells and reservoirs of the Grantee, her heirs or assigns. The Grantor, its successors and assigns, shall only be obligated to reasonably compensate the Grantee or her heirs or assigns for actual physical damage to buildings, fences or other structures upon said land, sustained as a result of the use hereof by the Grantor, its successors or assigns.
13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: September 29, 1992
Auditor's No(s): 9209290103, records of Skagit County, Washington
Executed By: LDV Partnership, North Central II Partnership, et al



201006170042
Skagit County Auditor

14. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 29, 1992
Auditor's No.: 9209290105, records of Skagit County, Washington
Executed By: LDV Partnership, Daniel R. Madlung

AMENDED by instrument(s):
Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington

15. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 29, 1992
Auditor's No(s): 9209290105, records of Skagit County, Washington
Imposed By: North Central and Brickyard Creek Community Association

AMENDED by instrument(s):
Recorded: June 20, 1997
Auditor's No(s): 9706200039, records of Skagit County, Washington

16. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 9, 1983
Auditor's No.: 8306090019, records of Skagit County, Washington
In favor of: Cascade Natural Gas
For: Right-of-way for natural gas pipeline construction, operation and maintenance

Note: Exact location and extent of easement is undisclosed of record.

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201006170042
Skagit County Auditor