

When recorded return to:
Veronica Salinas
414 Rohrer Loop
Sedro Woolley, WA 98284



201009020062
Skagit County Auditor

9/2/2010 Page 1 of 3 11:48AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273
Order No.: 620010128

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott A. Yri and Judy L. Yri, husband and wife
for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration
in hand paid, conveys, and warrants to Veronica S. Salinas, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July
15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4796-000-020-0000 P119303

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Paragraphs 1 thru 10, Chicago Title Insurance Company order
620010128, which is attached hereto and made a part hereof; and Skagit County Right To Farm
Ordinance, which is attached.

Dated: August 25, 2010

Scott A. Yri

Judy L. Yri

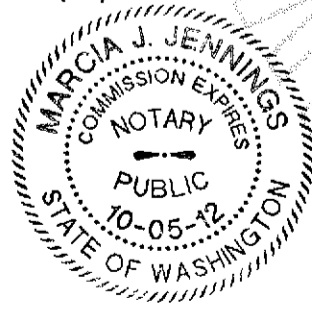
2685
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
SEP 02 2010
Amount Paid \$ 3476.00
By Skagit Co. Treasurer
WF Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Scott A. Yri and Judy L. Yri are the person(s)
who appeared before me, and said person(s) acknowledged that they signed this of instrument and
acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this
instrument.

my August 25, 2010
Dated: ~~September 3, 2010~~

Name: Marcia J. Jennings
Notary Public in and for the State of Washington,
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2012



**SCHEDULE B - SECTION II
EXCEPTIONS**

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 9, 2001
 Auditor's No(s): 200110090060, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 16, 2001
 Auditor's No(s): 200110160053, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the follows: 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 exterior ten (10) 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 exterior ten (1) feet of all lots, tracts and spaces at all times for the purposes herein stated.
4. Easement contained in Dedication of said plat;

"... 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. P.U.D. waterline easement note shown on the face of the plat, as follows:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper 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 over, across, along, in and under the lands as shown on this plat together with the rights of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all Timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District. Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with obstruct or endanger the District's use of the easement.
6. Easement delineated on the face of said plat;
 For: Utilities
 Affects: Exterior 10 feet of said premises adjacent to street



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**SCHEDULE B - SECTION II
EXCEPTIONS**
(continued)

7. Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: August 7, 1997
Auditor's No(s): 9708070031, records of Skagit County, Washington
In favor of: City of Sedro Woolley
For: Utilities
8. Covenants, conditions, restrictions, and easements contained in declaration(s) 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: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington
9. Paragraphs A, B, C, D, E, F, G, H, and I of the General Exceptions will not appear in the ALTA Homeowner's policy to issue.
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

Skagit County Right To Farm Ordinance

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.



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