

When recorded return to:

RICHARD REYES
23507 MOLLY LANE
MOUNT VERNON, WA 98274



201201170080
Skagit County Auditor

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Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-108101

LAND TITLE OF SKAGIT COUNTY
Statutory Warranty Deed

17A230.0

POOR ORIGINAL

Grantor: RICARDO A ESCALANTE and DEIRDRE R ESCALANTE
Grantee: RICHARD REYES and MAYTE REYES

THE GRANTORS RICARDO A ESCALANTE and DEIRDRE R ESCALANTE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RICHARD REYES and MAYTE REYES, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

LOT 18, "BIG LAKE HEIGHTS," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 118 THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: LOT 18, BIG LAKE HEIGHTS

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Tax Parcel Number(s): 4680-000-018-0000
PROPERTY ID NO: P109292

Dated January 5, 2012

Ricardo A. Escalante
RICARDO A ESCALANTE

Deirdre R. Escalante
DEIRDRE R ESCALANTE

2012104
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 17 2012

Amount Paid \$ 3031.00
Skagit Co. Treasurer
By MF Deputy

STATE OF KANSAS
COUNTY OF LEAVENWORTH SS:

I certify that I know or have satisfactory evidence that RICARDO A ESCALANTE and DEIRDRE R ESCALANTE is/are the person(s) 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.

Dated: 6 January 2012

State of Kansas
County of Leavenworth

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

Sworn to and subscribed to before me
by Raekell Sanchez, Raekell Sanchez, SPC, USA
this 06 day of Jan 2012

My Appt Expires IN DEF.
NOTARY PUBLIC

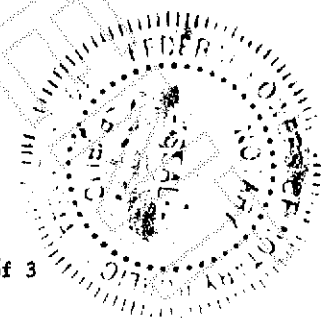


EXHIBIT A

SUBJECT TO:

A. TERMS AND CONDITIONS OF DRAINAGE IMPROVEMENT PERMIT:

Recorded: July 10, 1995
Auditor's No.: 9507100104

B. TERMS AND CONDITIONS OF SEWER EXTENSION AGREEMENT:

Recorded: August 14, 1995
Auditor's No.: 9508140065

C. Provisions contained in the Dedication of said Plat, as follows:

"Declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of 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 road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner."

D. Easement provisions contained on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior ten feet parallel with and adjoining the street frontage of all lots, tracts and common areas in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, gas, television cable and other utility services. Together with the right to enter upon the lots and tracts at all times for the purpose herein stated. Drainage easements designated on the plat are hereby reserved for and granted to Skagit County except those designated on the plat as private easements. Together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or build an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement."

E. Water Pipeline Easement on the face of said 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 P.U.D. 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 right 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.



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E. (Continued)

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."

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage
Area Affected: Northeasterly 15 feet

G. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: May 12, 2006
Auditor's No.: 200605120077
Executed By: Eugene L. Schubeck, III and Jennifer J. Hinton-Schubeck, husband and wife

As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."



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