

After Recording Return To:
William A. Stiles, Jr.
921 Metcalf Street
Sedro-Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**



201401090037

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\$77.00
6 12:11PM

full payment
JAN 09 2014

Amount Paid \$ *pd 61147.50*
By *Skagit Co. Treasurer m 12/30/03*
Deputy y c w s 6561

Grantors: William A. Stiles, Jr. and Betty M. Stiles
Grantee: Ryan W. Sims and Joie A. Sims
Abbr. Legal: Lot 11, "PLAT OF AVERY LANE"
Tax Parcel #: P114986, 4731-000-011-0000

LAND TITLE OF SKAGIT COUNTY

(Fulfillment)

148275- Se

STATUTORY WARRANTY DEED

THE GRANTORS, WILLIAM A. STILES, JR. and BETTY M. STILES, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to RYAN W. SIMS and JOIE A. SIMS, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, "PLAT OF AVERY LANE", as per plat recorded in Volume 17 of Plats, page 62 through 64, inclusive, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for road and utilities, over and across Tract "A" (corporate road) and Avery Lane as shown on the face of the plat.

SUBJECT TO easements, dedications and notices, etc. as shown on the attached Addenda.

Situate in the County of Skagit, State of Washington.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated December 24, 2003 and recorded under Skagit County Auditor's File No. 200312310014, and conditioned for the conveyance of the above described property, and the covenants of warranty herein shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on the original sale on December 30, 2003, Receipt No. 6561.
(Fulfillment) Statutory Warranty Deed, Page 1 of 2 (plus Addenda)

\$1,147.50

Dated this 27th day of December, 2013.

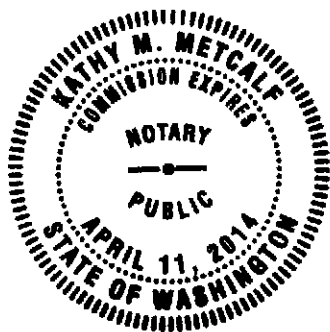
William A. Stiles, Jr.
William A. Stiles, Jr.

Betty M. Stiles
Betty M. Stiles

State of Washington)
) ss.
County of Skagit)

On this day personally appeared before me WILLIAM A. STILES, JR. and BETTY M. STILES, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of Dec, 2013.



Kathy Metcalf
Notary Public in and for the State
of Washington, Residing at Seero-Woodley
Commission Expires: 4-11-2014

(Fulfillment) Statutory Warranty Deed, Page 2 of 2 (plus Addenda)



A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Avery Lane Community Association, a non-profit Washington Corporation
Purpose: For the ingress, egress, road, drainage and utilities
Area Affected: Avery Lane
Dated: October 21, 1985
Recorded: October 22, 1985
Auditor's No.: 8510220044

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: 60 foot wide private road known as Avery Lane (including cul-de-sac) as shown on Exhibit "A" attached
Dated: December 27, 1985
Recorded: January 20, 1986
Auditor's No.: 8601200034

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company, a Washington Corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Avery Lane and Avery Court
Recorded: April 4, 1994
Auditor's No.: 9404040156

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Eric Ralph Johnson and Julie Marie Johnson, husband and wife
Purpose: Ingress, egress and utility
Area Affected: Avery Lane and Avery Court
Dated: August 9, 1994
Recorded: August 17, 1994
Auditor's No.: 9408170047

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Brian L. Stiles and Dianne K. Stiles, husband and wife and James Falconer and Nancy Falconer, husband and wife
Purpose: For ingress, egress and utilities
Area Affected: Avery Lane (formerly known as Avery Court)
Dated: October 4, 1994
Recorded: October 14, 1994
Auditor's No.: 9410140120



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F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: C. Wesley Richards and Jeanie M. Richards, husband and wife
Purpose: Ingress, egress and utility
Area Affected: Avery Lane and/or Avery Court
Dated: December 21, 1994
Recorded: January 19, 1995
Auditor's No.: 9501190025

G. TERMS AND CONDITIONS OF ARTICLES OF INCORPORATION FOR AVERY LANE COMMUNITY ASSOCIATION:

Recorded: February 8, 1996
Auditor's No.: 9602080032

H. Dedication shown on face of the Plat, as follows:

"...rights 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 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 Harper Road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all of the owners of the lots in the plat and/or any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held, in the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the board of County Commissioners to include these roads, streets and/or alley in the road systems, said petitioner shall be obligated to bring the same to the county road standards in all respects prior to acceptance by the county.

Additionally, we hereby dedicate open space Tract E and the recreational trail system shown to the Avery Lane Community Association.

I. Utility Easement shown on the face of plat, as follows:

"An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Northland Cable TV, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with necessary or convenient underground or groundmounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated."



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J. Notes shown on the Plat, as follows:

1. Road maintenance Agreement is recorded under Auditor's File No. 9905110006;
2. Zoning - Residential (R);
3. Water - Avery Lane Community Association;
4. Sewer - Avery lane Community Association;
5. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District;
6. Change in location of access, may necessitate a change of address, contact Skagit County Permit Center.
7. Reserve land Tracts C, D, and F are set aside for future development as permitted by local, county, and state laws, ordinances and regulations.
8. Voluntary park impact fees of \$100.00 per lot shall be paid to the Skagit County Parks Department upon sale of each lot, except Lot 3.
9. For additional information regarding protected critical area easement affecting designated wetlands and geologically hazardous area - steep.

K. DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS OF AVERY LANE PLANNED UNIT DEVELOPMENT PL #97-0201, AS FOLLOWS:

Executed By: William A. Stiles, Jr., et ux
Recorded: May 11, 1999
Auditor's No.: 9905110006

L. BYLAWS OF AVERY LANE DIVISION NO. II COMMUNITY ASSOCIATION, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 24, 2001
Auditor's No.: 200104240114

M. ARTICLES OF INCORPORATION FOR NON-PROFIT ORGANIZATION OF AVERY LANE COMMUNITY ASSOCIATION, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: April 24, 2001
Auditor's No.: 200104240115



N. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Given By: Avery Lane Community Association
Regarding: A public water system
Recorded: April 30, 2001
Auditor's No.: 200104300084

O. AVERY LANE DIVISION NO. II WATER USERS AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 11, 2001
Auditor's No.: 200106110144

P. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage and utilities
Area Affected: Northerly 10 feet



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