

AFTER RECORDING MAIL TO:  
MR. AND MRS. BRION M. HENAULT  
18600 BLACKBERRY LANE  
MOUNT VERNON, WA 98273



199910150086  
Kathy Hill, Skagit County Auditor  
10/15/1999 Page 1 of 3 12:26:01PM

**ISLAND TITLE CO.**

SB-15276 ✓

**STATUTORY WARRANTY DEED**

Escrow No. 991004  
Title Order No. SB-15276

**THE GRANTOR GILBERT M. GARCIA and ALICE JO GARCIA, Husband and Wife**

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **BRION M. HENAULT and ANDREA E. HENAULT, Husband and Wife**

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

**LOT 2, SKAGIT COUNTY SHORT PLAT NO. 94-003, APPROVED APRIL 26, 1995, AND RECORDED MAY 4, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 198 AND 199, UNDER AUDITOR'S FILE NO. 9505040047, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST; AND LOTS 72 AND 73, FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATED IN SKAGIT COUNTY, WASHINGTON.**

**Assessor's Property Tax Parcel/Account Number(s): 330401-4-002-0400**

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

Dated: October 12, 1999

31969  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

Gilbert M. Garcia  
GILBERT M. GARCIA

OCT 15 1999

Alice Jo Garcia  
ALICE JO GARCIA

2,004.30

Amount Paid \$  
Skagit Co. Treasurer

State of Washington

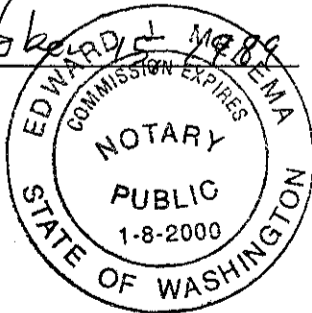
By PC Deputy

}ss.

County of SKAGIT

I certify that I know or have satisfactory evidence that GILBERT M. GARCIA and ALICE JO GARCIA is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 15, 1999



Edward J. Medema  
EDWARD J. MEDEMA  
Notary Public in and for the State of Washington  
Residing at Mukilteo  
My appointment expires 1-8-00

EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument

Recorded: May 13, 1982  
Auditor's No.: 8205130073, records of Skagit County, WA  
In favor of: Lyle E. Ochs and Lucille H. Ochs, husband and wife; and Sheridan A. Martin and Veronica A. Martin, husband and wife  
For: Road purposes  
Affects: A portion of said premises

Easement, including the terms and conditions thereof, granted by instrument

Recorded: December 21, 1993  
Auditor's No.: 9312210113, records of Skagit County, WA  
In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife; and Langus Homes, Inc., a Washington Corporation  
For: As described therein  
Affects: A non-exclusive easement 60 feet in width for ingress, egress, and utilities

Easement, including the terms and conditions thereof, granted by instrument

Recorded: November 3, 1994  
Auditor's No.: 9411030049, records of Skagit County, WA  
In favor of: Puget Sound Power and Light Company, a Washington corporation  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Easement No. 1: All streets, road rights-of-way, ingress, egress, and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads 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 spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way and ingress, egress, and utility easements.  
Easement No. 3: A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:  
Beginning at a point on the South line of the above described property that is 321.84 feet West of the Southeast corner thereof;  
thence North 31°43'13" West a distance of 305.00 feet to the point of beginning;  
thence North 75° East a distance of approximately 215.00 feet to the West line of the above described property and the terminus.

Easement, including the terms and conditions thereof, granted by instrument

Recorded: April 21, 1995  
Auditor's No.: 9504210125, records of Skagit County, WA  
Between: Langus Homes, Inc.  
And: John D. Maddux, et al

Easement, including the terms and conditions thereof, granted by instrument

Recorded: September 10, 1996  
Auditor's No.: 9609100070, records of Skagit County, WA  
In favor of: Keith S. Johnson  
For: Ingress, egress, and utilities  
Affects: A portion of said premises and other property

Easement delineated on the face of said short plat:

For: Ingress, egress, and utilities  
Affects: Blackberry Lane

Notes contained on the face of said Short Plat No. 94-003, as follows:

A. All maintenance and construction of private road shown as Tract A will be the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage.



199910150086

Kathy Hill, Skagit County Auditor

10/15/1999 Page 2 of 3 12:15:43PM

B. No building permits 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 (SCC14.04.190(14)).

C. Alternate on-site sewage systems may have special design, construction, and maintenance requirements. Contact Skagit County Health Department for requirements.

D. Short plat number and date of approval shall be included in all deeds and contracts.

E. Zoning - Rural

F. Sewage Disposal - Individual on-site waste disposal systems

G. Water - Skagit P.U.D. #1

H. P.U.D. #1 Easements. 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 right of ingress to and egress from 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 all 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 easements or in anyway interfere with, obstruct or endanger the Districts use of the easements.

Exceptions and reservations as contained in Deed

From: Bingham Investment Co., a Washington corporation

Recorded: May 21, 1954

Auditor's No.: 501861, records of Skagit County, WA

As follows: Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever, including, but not limited to coal, iron, natural gas, and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

Exceptions and reservations as contained in Deed

From: Associated Lumber Mills, Inc.

Recorded: June 8, 1955

Auditor's No.: 520153, records of Skagit County, WA

As follows: Excepting and reserving unto the first party, its successors and assigns, forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas, and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

Declaration of Homeowner's Association and the terms and conditions thereof:

Dated: April 21, 1995

Recorded: April 21, 1995

Auditor's No.: 9504210126, records of Skagit County, WA

Declarant: Langus Homes, Inc.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: April 21, 1995

Auditor's No.: 9504210126, records of Skagit County, WA

Imposed by: Langus Homes, Inc.



199910150086

Kathy Hill, Skagit County Auditor