

AFTER RECORDING MAIL TO:  
Francis Bierl  
21370 Rolling Ridge Drive  
Sedro Woolley, WA 98284

200110310101  
Skagit County Auditor  
10/31/2001 Page 1 of 3 1:16:05PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00463-01

**Statutory Warranty Deed**

Grantor(s): Roger Parkinson and Michelle Parkinson  
Grantee(s): Francis O. Bierl and Peggy A. Bierl  
Abbreviated Legal:  
Lot 1 "Rolling Ridge Estates No. 1; and a Portion SE-NW of Section 27, Township 35, Range 4  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 3987-000-001-0000 P68546, 350427-0-065-0600 P37800

FIRST AMERICAN TITLE CO.  
66962-1

THE GRANTOR Roger Parkinson and Michelle Parkinson, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Francis O. Bierl and Peggy A. Bierl, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Subject to: Schedule "B-1" attached hereto and made a part thereof.  
Schedule "C" attached hereto and made a part thereof.

Dated October 30, 2001

[Signature]  
Roger Parkinson  
43632 [Signature]  
Michelle Parkinson  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

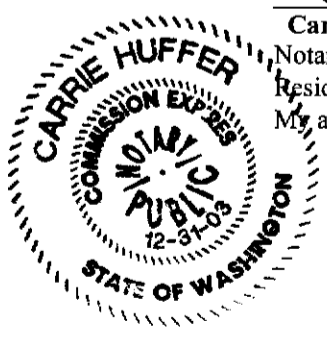
OCT 31 2001

Amount Paid \$ 3304.80  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Roger Parkinson and Michelle Parkinson 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: October 31, 2001  
[Signature]  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003



### Schedule "B-1" Exceptions

A. The right of the public as granted in the Plat to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways across any lot or lots where water might take a natural course. 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 right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at expense of such owner.

B. EASEMENT PROVISIONS AS SHOWN ON THE PLAT AS FOLLOWS:

"An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit TV Cable Company, and the Puget Sound Power & Light Company and their respective successors and assigns under and upon the exterior 5 feet of front boundary lines of all lots in which to install, lay, construct, renew, operate and maintain underground conduits cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively."

C. SETBACK LINES AS SHOWN ON THE FACE OF THE PLAT.

D. Mineral rights as reserved in deed recorded July 6, 1903 in Volume 51 of Deeds at page 104, from W.M. Lindsey, et ux, and granted to Skagit County by an instrument dated and recorded October 28, 1947, as Auditor's File No. 410492, together with the right of entry to take and remove the same.

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	March 15, 1968
Recorded:	March 18, 1968
Auditor's No.:	711398
Executed By:	Clarence C. Cummings, et ux, et al

F. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	November 8, 1963
Recorded:	November 14, 1963
Auditor's No.:	643177
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location:	The exact location of said anchor and guy wire is not disclosed on the record

R.P. MP



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Commitment No. 00066962

Schedule "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

Lot 1, of the "PLAT OF ROLLING RIDGE ESTATES No. 1", as per plat recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

TOGETHER WITH that vacated road right-of-way as described by instrument recorded June 16, 1992, under Auditor's File No. 9206160027, records of Skagit County, Washington.

Parcel "B":

All that portion of the "PLAT OF ROLLING RIDGE ESTATES No. 1", as per plat recorded in Volume 9 of Plats, pages 4 and 5, and that portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying within the boundaries of the following described tract:

Beginning at the Northwest corner of Tract 1 of said "PLAT OF ROLLING RIDGE ESTATES No. 1"; thence running Easterly along the Southerly line of Rolling Ridge Drive as delineated on the face of said Plat to the most Northerly corner of Tract 28 of the "PLAT OF ROLLING RIDGE ESTATES NO. 5", as per plat recorded in Volume 15 of Plats, pages 206 and 207, records of Skagit County, Washington; thence South 37 degrees 44'52" West along a Westerly line of said Tract 28, a distance of 94.13 feet to an angle point in said Tract 28; thence running West along a Northerly line of said Tract 28 to the intersection of the West line of Tract 1 of the "PLAT OF ROLLING RIDGE ESTATES NO. 1", produced South; thence running North along the West line of Tract 1 of said "PLAT OF ROLLING RIDGE ESTATES NO. 1", and the projection thereof to the point of beginning.

R.P.M.P



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