

AFTER RECORDING MAIL TO:

The Rooster Company, a Washington General Partnership, consisting of William H. Lloyd and Sadie A. Lloyd
22495 Bulson Road
Mount Vernon, WA 98274



200209130017

Skagit County Auditor

9/13/2002 Page 1 of 5 8:55AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102441-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Edward Wardell, Gail Ann Lewis- Wardell
Grantee(s): The Rooster Company, a Washington General Partnership, consisting of William H. Lloyd and Sadie A. Lloyd
Abbreviated Legal: Lot 1, MERIMBULA, records of Skagit County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): ~~2002-000-022-0001/P64411~~, 4784-000-001-0000/
R118542

THE GRANTOR EDWARD P. WARDELL and GAIL ANN LEWIS-WARDELL, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The Rooster Company, a Washington General Partnership, consisting of William H. Lloyd and Sadie A. Lloyd the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

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

4242
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 11th day of September, 2002

SEP 13 2002

By Edward P. Wardell
Edward Wardell

By _____ Amount Paid \$ 703⁸⁰
Skagit Co. Treasurer
By [Signature] Deputy

By Gail Ann Lewis-Wardell
Gail Ann Lewis-Wardell

By _____

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Edward P. Wardell & Gail Ann Lewis-Wardell is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 12th, 2002

[Signature]

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

Lot 1, PLAT OF MERIMBULA, as per plat recorded October 30, 2001, under Auditor's File No. 200110300048, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for access and utilities over, under, across and through "Cooma Place", as shown on the face of the plat, and

TOGETHER WITH a non-exclusive easement for access and utilities over, under across and through a strip of land 20 feet in width over portions of Lots 3 and 4 of said PLAT OF MERIMBULA, as shown on the face of the plat.

Situate in the County of Skagit, State of Washington

Schedule "B-1"

P-102441-E

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Edward P. Wardell
And: Skagit County Sewer District No. 2
Dated: September 7, 2000
Recorded: September 28, 2000
Auditor's No.: 200009280051
Regarding: Developer Extension Agreement

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets and road rights-of-way, access and utility easements 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 handholes.

Dated: July 3, 2001
Recorded: July 11, 2001
Auditor's No.: 200107110188

C. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Edward P. Wardell & Gail Ann Lewis-Wardell
Purpose: Non-exclusive easement and maintenance declaration
Area Affected: Cooma Place, as shown on the face of the plat

Dated: September 18, 2001
Recorded: September 21, 2001
Auditor's No.: 200109210022

- Continued -

Handwritten initials: G.L.W. and E.P.W.



EXCEPTIONS CONTINUED:

D. NOTES CONTAINED ON THE FACE OF THIS PLAT, AS FOLLOWS:

1. Basis-of-bearings - Assumed S89°59'08"E on the South line of the Northeast ¼ of Section 36;
2. Zoning / Comprehensive Plan Designation - Residential / Urban Growth;
3. Sewer - Skagit County Sewer District #2.
4. This survey was accomplished by Field Traverse Using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
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 Planning and Permit Center.
7. Water - P.U.D. No. 1 of Skagit County.
8. This property may also be encumbered by easements, reservations, or restrictions contained in documents filed in A.F. Nos. 200009280051 and 200105150119.
9. Future property owners need to be aware that building permit approval is contingent upon compliance with SCC 14-06-330(2) (14.24.350). Compliance with infiltration mitigation has been provided for the project and incorporated into the drainage plan.
10. All maintenance and construction of roads is the responsibility of the Homeowners' Association with the lot owners as members. See Road Maintenance Agreement filed in AF #200109210022.
11. Plat name and date of approval shall be included in all deeds and contracts.
12. Optional - The front setback line for Lot 1 and 2 will be the common property line between the two lots.
13. Cooma Place is a private road, as provided in Variance No. PL01-0462, approved September 14, 2001.

- Continued -

GLW
E.P.W

LTC-SC-2



200209130017
Skagit County Auditor

9/13/2002 Page 3 of 5 8:55AM

EXCEPTIONS CONTINUED:

E. UTILITY EASEMENT CONTAINED ON THE FACE OF THIS PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the following: Public Utility District No. 1 of Skagit County, Skagit County Sewer District #2, Puget Sound Energy, Cascade Natural Gas, Verizon, Cedar Communications and their respective successors and assigns, under and upon Cooma Place, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining Cooma Place 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 Cooma Place, all lots, tracts and spaces at all times for the purposes herein stated.

F. DEDICATION PROVISION CONTAINED ON THE FACE OF THIS PLAT, AS FOLLOWS:

Know all men by these presents that Edward P. Wardell and Gail Lewis-Wardell, h/w, and Peoples Bank do hereby declare this plat and dedicate to the public forever all roads and ways. Except private and corporate roads shown hereon with the rights to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways 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 hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

Cooma Place, shown hereon as corporate road, Tract B, is to be held in individual ownership by the owners of the lots served by the corporate road. 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 of 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 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 alleys in the road system, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.

- Continued -

GEW
E.P.W

LTC-SC-2



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Schedule "B-1"

P-102441-E

EXCEPTIONS CONTINUED:

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Sanitary sewer and natural gas
Area Affected: 10 foot strip as shown

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Access and utilities
Area Affected: 10 foot strip in Northeasterly corner

GLW
E.P.W

LTC-SC-2



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