

WHEN RECORDED RETURN TO:

Name: David I and Annathea McMath  
Address: 402 Longtime Ln  
City, State, Zip Sedro-Woolley, WA 98284

200301070122  
Skagit County Auditor  
1/7/2003 Page 1 of 5 3:45PM

**Chicago Title Insurance Company**

ISLAND TITLE CO.  
C25257

**STATUTORY WARRANTY DEED**

THE GRANTOR BROTHERS CUSTOM HOMES, A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to DAVID I MCMATH AND ANNATHEA MCMATH,  
Husband and Wife

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

LOT 7, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Tax# 4779-000-007-0000  
Tax Account Number P118252 DATED January 7th, 2003, 19\_\_.

Jean Schmidt  
Jean Schmidt, Vice-President/Sec./Treasurer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 07 2003

Amount Paid \$ 4325.40

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ )

ss.

STATE OF WASHINGTON )  
COUNTY OF Skagit )  
By \_\_\_\_\_ Deputy

On this day personally appeared before me

On this 7th day of January, 19 2003 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jean Schmidt

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

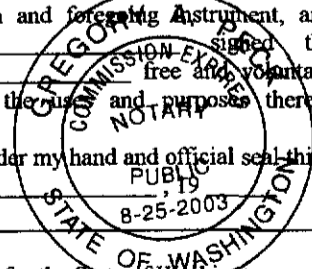
to me known to be the Vice-President and Secretary, respectfully, of Brothers Custom Homes the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Witness my hand and official seal hereto affixed the day and year first above written

Notary Public in and for the State of Washington, residing at \_\_\_\_\_

[Signature]  
Notary Public in and for the State of Washington, residing at Mount Vernon



**SCHEDULE B-001**

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 3, 1955  
Auditor's No.: 525232, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13
  
  2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 18, 1960  
Auditor's No.: 599945, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation  
For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress  
Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13
  
  3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 7, 1979  
Auditor's No.: 7908070035, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13
- Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.
4. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;  
For: Utilities  
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13
  
  5. Easement delineated on the face of said survey recorded in Volume 12 of Surveys, page 185, under Auditor's File No. 9205280022, records of Skagit County, Washington;  
For: Pipelines  
Affects: A portion of the premises herein reported lying within the Northwest Quarter of the Southeast Quarter of Section 13

Continued . . . . .



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6. Easement, including the terms and conditions thereof, conveyed by instrument;  
Dated: May 21, 1992  
Recorded: May 29, 1992  
Auditor's No.: 9205290074, records of Skagit County, Washington  
Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185,  
under Auditor's File No. 9205280022, records of Skagit County,  
Washington  
For: Utilities  
Affects: A portion of the premises herein reported lying within the Northwest  
Quarter of the Southeast Quarter of Section 13
7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 25, 1992  
Auditor's No.: 9206250091, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances  
Affects: A portion of said premises and other property
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 20, 2001  
Auditor's No(s): 200102200088, records of Skagit County, Washington  
In favor of:  
For: Electric transmission and/or distribution line, together with necessary  
appurtenances
9. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon Northwest, AT&T Broadband, and their respective successors and assigns, under and upon the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) 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 exterior ten (10) feet of all lots, tracts and spaces at all times for the purposes herein stated.

Continued . . . . .



10. Easement provisions contained 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 PUD 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. 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.

11. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

12. Easement delineated on the face of said plat;

For: Utilities  
Affects: Exterior 10 feet adjacent to street

13. Covenants, conditions, and restrictions contained in Instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;

Recorded: May 29, 1992  
Auditor's No.: 9205290075, records of Skagit County, Washington  
Executed By: Virginia Ankney also known as Ginny Ankney  
As Follows: The property described in Exhibit "A" will be combined or aggregated with contiguous property owned by grantee, and this boundary adjustment is not for the purpose of creating an additional building lot

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14. Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
15. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: August 10, 2001  
Auditor's No(s): 2001081000314, records of Skagit County, Washington  
Executed By: LRDTD Johnson Partnership
16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 10, 2001  
Auditor's No(s): 200108100314, records of Skagit County, Washington
17. Notes as disclosed on the face of said plat;
- A. This easement to the City of Sedro-Woolley is for the purpose of a walking trail between Longtime Lane and the adjacent city property to the north.
  - B. Future residential development on these lots may be subject to street, parks, fire, police, and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits.
  - C. Future residential construction on the lots in this plat shall be subject to the city's Natural Resources and Critical Areas ordinances as they relate to construction on steep slopes.
  - D. The lots in this plat are located in the vicinity of a business operation which may subject the residents of the plat to occasional nuisances associated with the operation of the business.
  - E. The lots in this plat are located in the vicinity of a former city land fill.
  - F. The subdividers herein own the parcel of land located east of Lot 27 and adjacent to Longtime Lane and Reed Street and intend to divide it into not more than three lots.

- END OF SCHEDULE B-001 -



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