

AFTER RECORDING MAIL TO:  
Dr. and Mrs. Kirk H. Brownell  
16857 Gailee Drive  
Burlington, WA 98233



200407300117  
Skagit County Auditor

7/30/2004 Page 1 of 2 11:45AM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 112711-PE

LAND TITLE OF SKAGIT COUNTY  
LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Kathryn E. Struthers  
Grantee(s): Kirk H. Brownell and Sandra L. Brownell  
Abbreviated Legal: Lot 22, Country Club Meadows #3  
Assessor's Tax Parcel Number(s): 4593-000-022-0001, P102706

THE GRANTOR KATHRYN E. STRUTHERS, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KIRK H. BROWNELL and SANDRA L. BROWNELL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 22, "PLAT OF COUNTRY CLUB MEADOWS DIV. NO. 3," as per plat recorded in Volume 15 of Plats, pages 60 and 61, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated July 21, 2004

Kathryn E. Struthers  
Kathryn E. Struthers

# 3974  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 30 2004

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

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kathryn E. Struthers** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 23, 2004

[Signature]  
Carrie Huffer

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

**CARRIE HUFFER**  
STATE OF WASHINGTON  
NOTARY — — PUBLIC  
MY COMMISSION EXPIRES 12-31-07

EXCEPTIONS:

A. Dedication provision contained on the face of the Plat, as follows:

"...the right 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 the 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."

B. Easement provision contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of the front boundary lines of all lots and tracts and other utility easements shown hereon in which to install, lay construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, together with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

C. Typical Building Set Backs shown on the face of the Plat, as follows:

- Rear Set Back: 25 feet
  - Side Set Back: 10 feet
  - Front Set Back:
- | Lot Nos.            | Set Back |
|---------------------|----------|
| 14,15,30 & 31       | 35 feet  |
| 16,28 & 29          | 30 feet  |
| 17 to 27, inclusive | 25 feet  |

D. Notes contained on the face of the Plat, as follows:

1. Zoning - Residential;
2. Water - P.U.D. No. 1;
3. Sewage - City of Burlington Public Sewer.

E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION:

Executed By: Piazza Construction  
 Recorded: September 21, 1992  
 Auditor's No.: 9209210151

F. EASEMENT SHOWN ON PLAT:

For: Utilities  
 Affects: East 20 feet

K.S.



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