



200408120130
Skagit County Auditor

8/12/2004 Page 1 of 3 3:34PM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Wesley Curtis
18840 Fisherman's Loop
Burlington, WA 98233

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81534

FIRST AMERICAN TITLE CO.

81534-1

Statutory Warranty Deed

Grantor(s): Robert H. Johnson and Jacqueline L. Johnson
Grantee(s): Wesley Curtis and Katie Curtis
Assessor's Tax Parcel Number(s): 360426-2-006-1903 (P50052), 360426-2-006-4400 (P113123)

THE GRANTOR Robert H. Johnson and Jacqueline L. Johnson, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wesley Curtis and Katie Curtis, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Tract 19 of that certain 5 Acre Parcel Subdivision No. 132-78, entitled, "PRAIRIE LANE MEADOWS", approved December 26, 1978 and recorded December 27, 1978, in Volume 3 of Short Plats, pages 52 through 56, inclusive, under Auditor's File No. 893745, records of Skagit County, Washington; being a portion of Section 26, 27, 35 and 36, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for road and utility purposes over and across a strip of land 60 feet in width as delineated on the face of the above referred to Short Plat; and as established by Declaration of Easement dated January 10, 1979 and recorded January 15, 1979, under Auditor's File No. 894739.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: August 2, 2004.

Robert H. Johnson

Jacqueline L. Johnson

4260
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

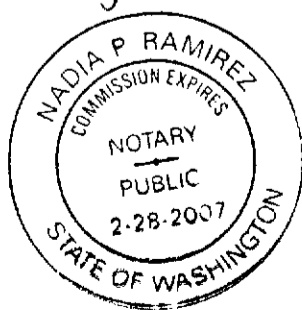
AUG 12 2004
514420
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert H. Johnson and Jacqueline L. Johnson are the persons who appeared before me, and said persons 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.

Date: August 5, 2004

Nadia P. Ramirez



Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires 2/28/07

SCHEDULE "B-1"

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association
Dated: June 29, 1969
Recorded: June 29, 1969
Auditor's No.: 582494
Purpose: To lay, maintain, operate and remove waterline

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: December 28, 1978
Recorded: January 4, 1979
Auditor's No.: 894198
Executed By: Daryl F. Deede and Barbara A. Deede

C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: January 10, 1979
Recorded: January 15, 1979
Auditor's No.: 894740
Executed By: Daryl F. Deede and Barbara A. Deede, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Recorded: December 14, 1984
Auditor's No.: 8412140018

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 132-78
Recorded: December 27, 1978
Auditor's No.: 893745
(Copy attached)

Said matters include but are not limited to the following:

1. Water - Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat, the buyer should inquire and investigate as to availability of said water.
2. Sewer - Individual septic tanks
3. Road Maintenance - Road maintenance shall be the responsibility of the lot owners and shall be in direct relationship to usage of said roads.



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4. A nonexclusive easement is hereby reserved for utilities and granted to Puget Sound Power & Light Company, Continental Telephone Company, Nationwide T.V. Cable Company, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and T.V. cable service, together with the right to enter upon the lots at all times for the purposes stated.

5. A 20 foot wide walking easement adjoining the Samish River, as delineated on the Plat along the Southerly line of Tract 35.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT AND AS SET FORTH IN DECLARATION OF EASEMENTS

For: Road and utilities
Affects: As follows

The South 30 feet of Tract 17; the Northerly 30 feet of Tract 23; the Northeasterly 30 feet of Tracts 25 and 27; the Easterly 30 feet of Tract 31; the East 30 feet of Tract 33; the Southeasterly 30 feet of Tract 2; the Northwesterly 30 feet of Tracts 3, 4, 5 & 6; the South 30 feet of Tract 18; the Northerly 30 feet of Tracts 22 & 35; the Southwesterly 30 feet of Tract 9; the Westerly 30 feet of Tracts 7 & 8; a portion of the South 30 feet of Tract 19; and a cul-de-sac with an undisclosed radius; the Southerly 30 feet of Tract 16 and the Southwesterly 30 feet of Tracts 10, 11, 12, 13, 14 & 15.

Declaration Dated: January 10, 1979
Recorded: January 15, 1979
Auditor's No.: 894739

F. Any question that may arise due to shifting or changing in course of Samish River.



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8/12/2004 Page 3 of 3 3:34PM