

AFTER RECORDING MAIL TO:
Mr. and Mrs. Steve Marquis
22784 Rallye Lane
Sedro Woolley, WA 98284



200408250112
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82168

FIRST AMERICAN TITLE CO.
B82168-E-1

Statutory Warranty Deed

Grantor(s): Jason Johnson and Stephanie L. Johnson
Grantee(s): Steve Marquis and Tami K. Marquis
Assessor's Tax Parcel Number(s): 350414-4-029-0200 (P115989)

THE GRANTOR Jason Johnson and Stephanie L. Johnson, who acquired title as Sephanie 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 Steve Marquis and Tami K. Marquis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. 96-0028, as approved November 1, 1999 and recorded November 5, 1999, under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities, over and across Rallye Lane as shown on the face of Skagit County Short Plat No. 96-0028, as approved November 1, 1999, and recorded November 5, 1999, under Auditor's File No. 199911050074, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 4 East W.M., and as declared in that instrument recorded November 5, 1999, under Auditor's File No. 199911050075, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, easements, restrictions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: August 24, 2004

[Signatures]
Jason Johnson Stephanie L. Johnson
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 25 2004

Amount Paid \$ 4485.60
Skagit County Treasurer
By: *[Signature]* Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Jason Johnson and Stephanie L. Johnson, the persons 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.

Date: 8/24/04

[Signature]

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Notary Public in and for the State of Washington
Residing at FERNDALE
My appointment expires: 06/19/07

EXHIBIT "A"

Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Lots 1 -4 , Short Plat No. 96-0028
Dated: March 22, 1999
Recorded: November 5, 1999
Auditor's No.: 199911050075
Purpose: Non-exclusive easement and maintenance agreement
Area Affected: Lots 1 - 4, Short Plat No. 96-0028

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: February 2, 2000
Recorded: February 7, 2000
Auditor's No.: 200002070004
Purpose: Water pipeline easement
Area Affected: North 20 feet of Lot 3, Short Plat No. 96-0028

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Robert D. Guffie and Angela M. Guffie and Jason L. Johnson and Stephanie L. Johnson
And: David J. Reed
Dated: March 16, 2004
Recorded: May 24, 2004
Auditor's No.: 200405240139
Regarding: Rallye Lane Association

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

Short Plat No.: 96-0028
Recorded: November 5, 1999
Auditor's No.: 199911050074

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the Homeowner's Association with the Lot owners as members. See Non-exclusive Easement and Maintenance Declaration in Auditor's File No. 199911050075
3. Sewer -- Individual on-site sewage systems.
4. 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.



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5. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.

6. Water - Public Utility District No. 1 of Skagit County.

7. 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, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the 50 foot wide private street, 45 foot radius cul-de-sac, 20 foot wide driveway easement and the exterior 10 feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining said private street in which to construct, operate, maintain, repair, replace and enlarge underground pipe, 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 private street, all lots, tracts, spaces at all times for the purposes herein stated.

8. Access locations

9. Ten (10) foot wide utility easement - Affects Lots 1 - 3

10. Fifty (50) foot wide non-exclusive easement with 45 foot radius cul-de-sac for ingress, egress and utilities

11. Locations of existing fence line

12. Sixty (60) foot wide easement for ingress, egress and utilities - Affects Lot 3

13. Twenty (20) foot wide easement to P.U.D. No. 1 of Skagit County for water line purposes - Affects Lot 4



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