

AFTER RECORDING MAIL TO:
Mr. and Mrs. Taylor R. Smith
18600 Blackberry Lane
Mount Vernon, WA 98274



200411190144
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83137

Statutory Warranty Deed

Grantor(s): Kenneth W. Swope and Melinda L. Swope
Grantee(s): Taylor R. Smith and Crystal D. Smith
Assessor's Tax Parcel Number(s): P103414, 330401-4-002-0400

FIRST AMERICAN TITLE CO.

83137e

THE GRANTOR Kenneth W. Swope and Melinda L. Swope, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Taylor R. Smith and Crystal D. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Skagit County Short Plat No. 94-003, approved April 26, 1995 and recorded May 4, 1995, in Volume 11 of Short Plats, pages 198 and 199, under Auditor's File No. 9505040047, records of Skagit County, Washington, being a portion of Government Lot 2 of Section 1, Township 33 North, Range 4 East, and Lots 72 and 73, "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", according to the plat thereof recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS PER ATTACHED EXHIBIT "A"

Dated: November 16, 2004

Kenneth W. Swope
Kenneth W. Swope

Melinda L. Swope
Melinda L. Swope

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

0003
NOV 19 2004
3024 22

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Kenneth W. Swope and Melinda L. Swope, the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/17/04

B. Elizabeth Thompson

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

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

Exceptions:**A. RESERVATIONS CONTAINED IN DEED**

Executed by: Bingham Investment Co., a Washington Corporation
 Recorded: May 21, 1954
 Auditor's No: 501861
 As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same.

B. RESERVATIONS CONTAINED IN DEED

Executed by: Associated Lumber Mills, Inc.
 Recorded: June 8, 1955
 Auditor's No: 520153
 As Follows:

Excepting and reserving unto the party of the first part, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Lyle E. Ochs and Lucille H. Ochs, husband and wife, and Sheridan A. Martin and Veronica A. Martin, husband and wife
 Recorded: May 13, 1982
 Auditor's No: 8205130073
 Purpose: Road purposes
 Area Affected: Portion of said premises

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Keith S. Johnson and Alison R. Johnson, husband and wife, and Langus Homes, Inc., a Washington Corporation
 Dated: November 17, 1993
 Recorded: December 21, 1993
 Auditor's No: 9312210113
 Purpose: Ingress, egress and utilities
 Area Affected: A non-exclusive easement 60.00 feet in width

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: October 5, 1994
 Recorded: November 3, 1994
 Auditor's No: 9411030049
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Location:

Easement No. 1: All streets, road rights-of-way, ingress, egress and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads 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 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 and ingress, egress and utility easements.

Easement No. 3: A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the South line of the described property that is 321.84 feet West of the Southeast corner thereof; thence North 31 degrees 43' 13" West, 305 to the point of beginning; thence North 75 degrees East approximately 215 feet to the West line of the described property and the terminus.



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F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Langus Homes, Inc.
And: John D. Maddox, et al
Dated: April 21, 1995
Recorded: April 21, 1995
Auditor's No: 9504210125
Regarding: Easement

G. DECLARATION OF HOMEOWNER'S ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Dated: April 21, 1995
Recorded: April 21, 1995
Auditor's No.: 9504210126
Executed By: Langus Homes, Inc.

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

Short Plat No.: 94-003
Recorded: May 4, 1995
Auditor's No: 9505040047

Said matters include but are not limited to the following:

1. All maintenance and construction of the private road shown as Tract "A" will be the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage.
2. No building permits 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 (SCC14.04.190(14)).
3. Alternate on-site sewage systems may have special design, construction and maintenance requirements. Contact Skagit County Health Department for requirements.
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. Sewage Disposal - Individual on-site waste disposal systems.
6. Water - Skagit P.U.D. #1
7. 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 right of ingress to and egress from lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitute a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that all title to all timber, brush, trees, other vegetation or debris trimmed out, and removed from the easement pursuant to this Agreement is vested in the District.

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 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 easements or in any way interfere with, obstruct or endanger the District's use of the easements.

8. A 60 foot wide easement for ingress, egress and utilities together with cul-de-sac affecting all lots.



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I. RESERVATIONS CONTAINED IN DEED

Executed by: Residential and Commercial Construction, a
Washington Corporation
Recorded: August 9, 1996
Auditor's No: 9608090112
As Follows:

Reserving unto the Grantors and to David A. Weltz, their heirs, successors and assigns, a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the subject property lying within Blackberry Lane.

J. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: May 1, 2001
Auditor's No: 200105010084

K. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: October 9, 2001
Auditor's No: 200110090056



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