

AFTER RECORDING MAIL TO:  
Ronald L. Hyatt and Melissa R. Hyatt  
417 Longtime Lane  
Sedro Woolley, WA 98284



200502040122  
Skagit County Auditor

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B83023

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### Statutory Warranty Deed

Grantor(s): B.C. Cypress Construction, Inc.  
Grantee(s): Ronald L. Hyatt and Melissa R. Hyatt  
Lot 25, PLAT OF ANKNEY HEIGHTS,  
Assessor's Tax Parcel Number(s): P118270, 4779-000-025-0000

FIRST AMERICAN TITLE CO.  
B83023E

THE GRANTOR B.C. Cypress Construction, Inc., a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald L. Hyatt and Melissa R. Hyatt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 25, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded August 23, 2001, under Auditor's File No. 200108230090, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated ~~March 10, 2005~~ <sup>January 27, 2005</sup> (cu)

B.C. Cypress Construction, Inc.

By: William B. Critchley, President

571  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 04 2005

Amount Paid \$ 5144.20  
By Skagit Co. Treasurer  
Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence William B. Critchley the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of B.C. Cypress Construction, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 1-27-05

Notary Public in and for the State of Washington

Residing at mtvernon  
My appointment expires: 1-7-07

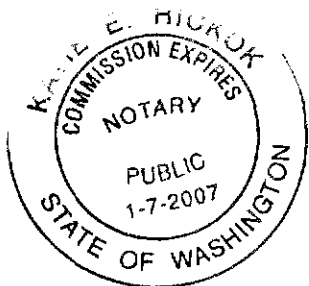


EXHIBIT A

Schedule "B-1"

Exceptions:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns  
Dated: September 30, 1955  
Recorded: October 3, 1955  
Auditor's No: 525232  
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same  
Area Affected: Portion of the subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns  
Recorded: October -- 1960  
Auditor's No: 599945  
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same  
Area Affected: Portion of the subject property

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Ankney Heights  
Recorded: August 23, 2001  
Auditor's No: 200108230090

Said matters include but are not limited to the following:

1. This easement to the City of Sedro Woolley is for the purpose of a walking trail between Longtime Lane and the adjacent property to the North.
2. 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.
3. 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.
4. 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.
5. The lots in this plat are located in the vicinity of a former



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6. 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.

7. The covenants, conditions and restrictions to the Plat of Ankney Heights are contained in a Declaration of Covenants, Conditions and Restrictions for Ankney Heights dated August 10, 2001 and filed with the Skagit County Auditor on August 10, 2001 under Auditor's File No. 200108100314. The Declaration contains provisions for: (1) the operation and maintenance of the drainage systems and other common property shown on the face of the Plat intended for the common use of the owners of the properties within the Plat; (2) establishment of the Ankney Heights Homeowners Association ("Association") which is charged with the responsibility of maintaining the drainage systems and enforcing the covenants, conditions and restrictions contained in the Declaration; (3) procedures for imposition of assessments by the Association upon owners of the properties within the Plat and payment of the costs of maintaining and operating the drainage systems and other properties contained within the Plat and enforcing the provisions of the Declaration; and (4) use restrictions applicable to the development and use of lots within the Plat and (5) the creation of an Architectural Control Committee to oversee the construction of improvements upon the lots located within the Plat.

8. 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.

9. 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.

10. Know all men by these presents that LRDTD Johnson Partnership, and Whidbey Island Bank; the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places etc., shown hereon.

11. 10' utility easement affecting a portion of the premises.

12. Drainage easement affecting a portion of the premises.



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: February 12, 2001  
Recorded: February 20, 2001  
Auditor's No: 200102200088  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: A strip of land 10 feet in width across all lots, tracts, and open spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: August 10, 2001  
Auditor's No: 200108100314  
Executed by: LRDTD Johnson Partnership, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: January 31, 2002 and November 27, 2002  
Auditor's No: 200201310042, 200211270215 and 200406250159



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