

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Charles L. Welchko  
1807 Cedar Springs Lane  
Anacortes, WA 98221

200502250062  
Skagit County Auditor  
2/25/2005 Page 1 of 3 10:28AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83816

### Statutory Warranty Deed

Grantor(s): Ardeth Dunne  
Grantee(s): Charles L. Welchko and Viola Welchko  
Assessor's Tax Parcel Number(s): 4768-000-004-0000 P117546

FIRST AMERICAN TITLE CO.  
A83816E

THE GRANTOR Ardeth Dunne, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles L. Welchko and Viola Welchko, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, CEDAR SPRINGS PUD, PHASE 4, according to the plat thereof recorded December 27, 2001, under Auditor's File No. 200112270133, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exception contained on Exhibit "A" attached hereto.

Dated: February 2, 2005

Ardeth Dunne  
Ardeth Dunne

848  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 25 2005

Amount Paid \$ 4734.80  
Skagit Co. Treasurer  
By MP Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ardeth Dunne, 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: 2-3-05

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones, husband and wife  
Dated: undisclosed  
Recorded: July 10, 1972  
Auditor's No.: 770845  
Purpose: Drainage purposes  
Area Affected: North 16 feet of the South 175 feet

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Raymond G. Jones and Margaret I. Jones  
Dated: undisclosed  
Recorded: April 16, 1973  
Auditor's No.: 783548  
Purpose: Using and maintaining the drain line  
Area Affected: North 16 feet of the South 175 feet

C. Terms and conditions of Agreement, as reserved by Warranty Deed recorded under Auditor's File No. 887877, regarding well use and utilities serving said well.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 29, 1995  
Auditor's No.: 9512290127

Said matters include but are not limited to the following:

- I. Encroaching shed eaves and/or set back violation – affects subject property

E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Karen L. Thompson, as her separate estate  
Recorded: October 10, 1991  
Auditor's No.: 9110100027  
For: Right-of-way for ingress, egress – installation, maintenance, operation and replacement of utility line, pipes, poles and conduits  
Affects: Portion of subject property



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F. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Michael E. Crompton and Marguerite L. Espe  
Recorded: July 28, 1998  
Auditor's No: 9807280074  
As Follows:

"Planning Department Note. The property conveyed as noted above will be combined or aggregated with contiguous property owned by the Grantee. This boundary line adjustment is not for the purposes of creating an additional building lot. The property conveyed by this boundary line adjustment is to be aggregated with the property owned by Espe as conveyed by Warranty Deed recorded under Auditor's File No. 566574."

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

Plat/Subdivision Name: Cedar Springs PUD Phase 4  
Recorded: December 27, 2001  
Auditor's No.: 200112270133

Said matters include but are not limited to the following:

1. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Land Title Company report referenced under note 2 above. Said report lists documents recorded under Auditor's File Nos. 9110100027, 200011080126 and 200011080127. Deeds of Trusts are recorded under Auditor's File No. 199912180092.
2. Water supply – City of Anacortes
3. Sewer disposal – City of Anacortes
4. Twenty (25) foot NGPE buffer
5. Thirty (30) foot NGPE buffer
6. Ten (10) foot utility easement
7. Twenty-five (25) foot wetland buffer

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

Recorded: November 8, 2000  
Auditor's No: 200011080126  
Executed by: Cedar Springs LLC

I. TERMS AND CONDITIONS OF CEDAR SPRINGS HOMEOWNERS ASSOCIATION AS PER BY-LAWS:

Recorded: November 8, 2000  
Auditor's No.: 200011080127



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