

AFTER RECORDING MAIL TO:
Mr. Rex E. Febus, Ms. Sharon Dempsey
19514 Ridgewood Drive
Mount Vernon, WA 98274



200506200158
Skagit County Auditor

6/20/2005 Page 1 of 2 11:22AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84674

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Randy Van Esch and Linda Van Esch
Grantee(s): Rex E. Febus and Sharon Dempsey
Assessor's Tax Parcel Number(s): 3984-000-001-0003, P68487

B 84674-1

THE GRANTOR Randy Van Esch and Linda Van Esch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rex E. Febus, as his separate estate, Sharon Dempsey, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "PLAT OF RIDGEWOOD, DIVISION NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 68 and 69, records of Skagit County, Washington.

Dated: May 25, 2005

Randy Van Esch

Linda Van Esch

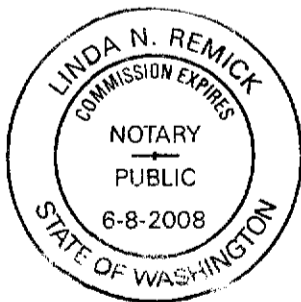
Subject to easements, restrictions and other exceptions hereto attached as Exhibit A

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Randy Van Esch and Linda Van Esch, 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: 6-1-05

Linda N. Remick



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

3151
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2005

Amount Paid \$ 5767.20
Skagit Co. Treasurer
By Deputy

Exhibit A

Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Ridgewood Division No. 1
Recorded: December 17, 1968
Auditor's No.: 721503

Said matters include but are not limited to the following:

1. A 5 foot utility easement as set forth on the face of said Plat.
2. "The right to make all necessary slopes for cuts and fills, and the right to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.
3. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

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

Dated: September 15, 1969
Recorded: April 27, 1970
Auditor's No.: 738336

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Puget Sound Power & Light Company
Recorded: September 12, 1973
Auditor's No.: 790737
As Follows:

"The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the lot owner Puget Sound Power & Light Company will install such, service line upon the following terms:

- (a) Cost of up to 70 feet of service line: \$100 unless the residence qualifies for Puget Sound Power & Light Company's Residential Rate Schedule 7 in which case the cost is \$40
- (b) Cost of service line over 70 feet in length: \$1.10 for each additional foot
- (c) Payment to Puget Sound Power & Light Company to be made at the time of application."



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