

AFTER RECORDING MAIL TO:

Mr. and Mrs. Kevin D. Carlton

540 Otalie Way  
LaConner WA 98257



200509220038

Skagit County Auditor

9/22/2005 Page

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3 9:39AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86016

FIRST AMERICAN TITLE CO.

B86016-1

### Statutory Warranty Deed

Grantor(s): Dennis McCaslin and Alison McCaslin  
Grantee(s): Kevin D. Carlton and Maribeth Carlton  
Assessor's Tax Parcel Number(s): P49462, P49606, 360419-1-001-0117, 360420-2-007-0207

THE GRANTOR Dennis McCaslin, also shown of record as Dennis R. McCaslin and Alison McCaslin, also shown of record as Allison McCaslin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin D. Carlton and Maribeth Carlton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, Skagit County Short Plat No. 92-054, approved May 25, 1993 and recorded May 28, 1993 in Volume 10 of Short Plats pages 200 and 201, under Skagit County Auditor's File No. 9305280033; being a portion of the Northeast 1/4 of Section 19, Township 36 North, Range 4 East, W.M., and being a portion of the Northwest 1/4 Section 20, Township 36 North, Range 4 East, W.M..

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

Dated: September 9, 2005

A [Signature] Dennis McCaslin      [Signature] Alison McCaslin

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dennis McCaslin and Alison McCaslin, 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: 9-20-05

[Signature]



Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-07

SKAGIT COUNTY WASHINGTON:  
REAL ESTATE EXCISE TAX  
# 5231  
SEP 22 2005

Amount Paid \$ 5344.11  
By [Signature] Skagit Co. Treasurer Deputy

Order No: B86016

**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: October 16, 1924  
Recorded: June 15, 1925  
Auditor's No: 184879 (Vol. 137 Deeds, page 94)  
Purpose: Construct, maintain, etc., electric transmission line  
Area Affected: The centerline of said transmission line to be as follows:

Beginning at a point on the South line of Section 20, Township 36 North, Range 4 East, W.M., which point is 1594.0 feet, more or less, East of the Southwest corner of said Section; thence running North 0 degrees 12'30" West, a distance of 2584.3 feet; thence North 9 degrees 50'30" West, a distance of 436.8 feet; thence North 11 degrees 38' West, a distance of 566.5 feet; thence North 33 degrees 48'30" West, a distance of 781.0 feet; thence North 63 degrees 10'30" West, a distance of 82.2 feet; thence North 16 degrees 17'30" West, a distance of 1104.2 feet, to a point on the North line of said Section, which point is 840.97 feet, more or less, East of the Northwest corner of said Section.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Sidney Smyth  
Dated: May 1, 1909  
Recorded: August 4, 1909  
Auditor's No: 74853 (Vol. 65 Deeds, page 132)  
Purpose: Lay, maintain, etc., a water line or main  
Area Affected: A 20 foot strip, the exact location of which is not disclosed on the record

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: West Coast Telephone Company  
Dated: May 27, 1937  
Recorded: May 11, 1938  
Auditor's No: 301919 (Vol. 174 Deeds, page 504)  
Purpose: Construct, maintain, etc., telephone and telegraph lines  
Area Affected: The exact location is not disclosed on the record

**D. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: March 20, 1990  
Recorded: April 6, 1990  
Auditor's No: 9004060018  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines



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

Recorded: April 13, 1990  
Auditor's No.: 9004130091

Said matters include but are not limited to the following:

1. Location of existing gravel drive
2. Location of Friday Creek
3. Location of thirty (30) foot easement for ingress, egress and utilities

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

Short Plat No.: 92-054  
Recorded: May 28, 1993  
Auditor's No.: 9305280033

Said matters include but are not limited to the following:

1. One hundred (100) foot radius Well Protection Zone
2. Existing drainfield area
3. Thirty (30) foot drainage easement
4. Location of Friday Creek

G. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Friday Creek

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 9002020029  
Document Title: Conditional Agreement  
Regarding: Mound Fill System Installation



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