

WHEN RECORDED RETURN TO
LYLE A. MORRIS
845 NORTHVIEW DRIVE
BURLINGTON, WASHINGTON 98233



200510070166
Skagit County Auditor

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CHICAGO TITLE CO. 1C36598



CHICAGO TITLE INSURANCE COMPANY

5101414

STATUTORY WARRANTY DEED

Dated: OCTOBER 4, 2005

THE GRANTOR

JACK K. ALBRIGHT AND KAMI K. ALBRIGHT, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

LYLE A. MORRIS AND LAURIE ANN MORRIS, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

4818-000-008-0000

LOT 8, PLAT OF WEST VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 4, 2003, UNDER AUDITOR'S FILE NO. 200306040117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

51040
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2005

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By Deputy

JACK K. ALBRIGHT

KAMI K. ALBRIGHT

SWD/RDA/0899

STATE OF WASHINGTON

SS

COUNTY OF Innocent

ON THIS 6th DAY OF October, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JACK K. ALBRIGHT AND KAMI K. ALBRIGHT KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT They SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Chloe Cerutti

NOTARY SIGNATURE

PRINTED NAME:

CHLOE CERUTTI

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT EDMONDS

MY COMMISSION EXPIRES ON 9/10/09.

CHLOE CERUTTI
STATE OF WASHINGTON
NOTARY — • — PUBLIC
MY COMMISSION EXPIRES 02-10-09



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5101414

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2002
Auditor's No.: 200209060017, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Burlington, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broadband and their respective successors and assigns under and upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Easement provisions contained on the face of said plat, as follows:

Private Drainage and Sewer Easements

Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.

EXHIBIT/RDA/0999



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EXHIBIT A

Escrow No.: 5101414

Note on the face of said plat, as follows:

- A. **Setbacks** – Front Yard – Minimum mean depth of 20 feet.
Side Yard – Minimum mean width 5 feet, the total of the two side yards shall be 15 feet. A minimum of one 10 foot side yard shall be provided per lot to facilitate access to the rear yard by reasonably sized vehicles. Side of building means the outer face of any part of the building roof eaves.
Rear Yard – Minimum mean depth of 20 feet
No boats or RV parking will be allowed in the front setback area
- B. **Sewage Disposal** – City of Burlington
Water – Skagit County PUD
Power – Puget Sound Energy
Telephone – GTE
Gas – Cascade Natural Gas
Cable – TCI Cable
Storm – City of Burlington
- C. All lots within this subdivision are subject to impact fees for schools, fires, and parks, payable upon issuance of a building permit.
- D. Lots 19, 20, 21 and 22 are limited to a 1-story dwelling only.
- E. Lots 1 through 13 are subject to and together with a 10.00 foot drainage easement for the benefit of Lots 1 through 13 and the maintenance and other responsibilities and obligations are spelled out in the CCR'S as referenced under note No. 6 above.
- F. The existing house and garage on Lots 1 to 3 will be removed prior to any new construction hereon.

Easement delineated on the face of said plat;

For: Utilities
Affects: Exterior 10 feet adjacent to street

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: June 4, 2003
Auditor's No(s): 200306040116, records of Skagit County, Washington
Executed by: Hansell Mitzell Limited Liability Company

Easement delineated on the face of said plat;

For: Drainage
Affects: The Northerly 10 feet of said premises

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 4, 2003
Auditor's No(s): 200306040116, records of Skagit County, Washington
Imposed By: Hansell Mitzel Limited Liability Company

EXHIBIT/RDA/0999



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