When recorded return to:

Charles Anthony Watts, Nicole J. Criner Po Box 91 Concrete, WA 98237

Recorded at the request of: First American Title File Number: B87847



5/3/2006 Page

1 of

2 1:42PM

Statutory Warranty Deed

THE GRANTOR Edgar B. Watts, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles Anthony Watts, an unmarried individual and Nicole Criner, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35, Range 7; Ptn. NE SE (aka Lot 3, Short Plat No 93-017)

Tax Parcel Number(s): P103684, 350717-4-006-0207

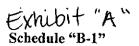
FIRST AMERICAN TITLE CO. 1887847E-1

Tract 3 of Skagit County Short Plat No. 93-017 approved June 21, 1993, recorded June 28, 1993, in Volume 10, Page 211 of Short Plats, under Auditor's File No. 9306280157 being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 35 North, Range 7 East, W.M.

TOGETHER WITH an easement for ingress, egress and utilities, over and across the North 20 feet of Tract 1 of said Short Plat No. 93-017.

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

Dated April 26, 2006		
Edgar B. Wall	SKAGIT COU	NTY WASHINGTON ATE EXCISE TAX
Edgar B. Watts	HEAD ESTA	THE EXOLDE TAX
-	F. A.	A • 2808
		0 3 2008
	Amo	unt Paid \$ 2.319.00
	By Skagn	Confreasurer Deputy
	i de la companya di Amerika di Am	12
STATE OF Washington	} SS:	
COUNTY OF Skagit	}	And the state of t
I certify that I know or have satisfac	tory evidence that Edgar B. Watts, the person	ns who appeared
before me, and said person(s) ackno	wledged that he/she/they signed this instrum	ent and acknowledge
it to be his/her/their free and volunta	ry act for the uses and purposes mentioned if	n this instrument.
Date: 5-01-06	$\mathcal{L}_{\mathcal{L}}}}}}}}}}$	
Date.	Linda hRemed	
And the second s		
	Notary Public in and for the State of	Washington
	Residing at Harwood	
	My appointment expires: 68-68	
		7 V V



EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee:

Puget Sound Power & Light Company, a Washington

corporation

Dated:

May 21, 1993

Recorded:

May 26, 1993

Auditor's No.:

9305260021

Purpose:

Right to enter said premises to operate, maintain, 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.

Area Affected:

A right-of-way 20 feet in width having 10 feet of such width

on each side of a centerline as follows:

Being located as constructed or to be constructed on the above described property, more particularly described as follows:

Beginning at a point on the East line of said Short Plat that is approximately 218 feet South of the Northeast corner thereof; thence following these approximate bearings and distances: North 88 degrees West, 200 feet; Northerly, 20 feet to the terminus.

B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No .:

93-017

Recorded:

June 28, 1993

Auditor's No.:

9306280157

As Follows:

- 1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- 2. Short Plat number and date of approval shall be included in all deeds and contracts.
- Sewage Disposal Individual on site disposal.
- 4. Water Skagit County Water District No. 1.
- 5. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
- 6. Any question that may arise due to the location of an existing fence along the North line of said premises, as delineated on the face of Short Plat No. 93-017.

