

When recorded return to:

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



200605030088
Skagit County Auditor

5/3/2006 Page 1 of 2 1:42PM

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

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.
B87847E-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. Watts
Edgar B. Watts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2006

Amount Paid \$ 2,319.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edgar B. Watts, 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: 5-01-06

Linda K. Remick



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

Exhibit "A"
Schedule "B-1"

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.
3. 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.



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