



200606050205
Skagit County Auditor

6/5/2006 Page 1 of 4 3:42PM

RETURN TO:

RICHARD WOODRING
719 BRICKYARD BLVD
SEDRO WOOLLEY, WA 98284

121226-S

STATUTORY WARRANTY DEED

LAND TITLE OF SKAGIT COUNTY

Reference # (if applicable) _____

Grantor(s): TRACY H. DYKEMA
 Additional on Page: TINA M. DYKEMA

Grantee(s): RICHARD WOODRING
 Additional on Page: FLORA WOODRING

Abbreviated Legal Description: LOT 43, BRICKYARD CREEK DIV.
 Additional on Page: _____

Assessor's Tax Parcel ID# 4587-000-043-0002

THE GRANTOR TRACY H. DYKEMA AND TINA M. DYKEMA, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to RICHARD WOODRING AND FLORA WOODRING, HUSBAND AND WIFE

the following described real estate, situated in the County of SKAGIT State of Washington:
 LOT 43, "PLAT OF BRICKYARD CREEK DIVISION", AS PER PLAT RECORDED IN VOLUME 15
 OF PLATS, PAGES 48, 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 SITUATE IN THE CITY OF SEDRO-WOOLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.
 SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO

2769
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2006

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Dated: May 30, 2006

Tracy H. Dykema
TRACY H. DYKEMA

Tina M. Dykema
TINA M. DYKEMA

NOTARY PAGE

STATE OF WASHINGTON }
 } ss.
County of Skagit }

I hereby certify that I know or have satisfactory evidence that TRACY H. DYKEMA AND TINA M. DYKEMA

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 30, 2006

KC Knudson
Notary Public in and for the State of Washington

KC Knudson
Printed Name

Residing at Sequoia Woodlery
My appointment expires 4-19-06



STATE OF WASHINGTON }
 } ss.
County of _____ }

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name
Residing at _____
My appointment expires _____



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Schedule "B-1"

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
 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.
 Area Affected: A 10 foot wide strip of land parallel with and coincident with the boundaries of all private/public street and road rights of way
 Dated: April 9, 1992
 Recorded: April 22, 1992
 Auditor's No.: 9204220113

B. Provision contained in the Dedication of said Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon lots and blocks shown on this plat in the original reasonable grading of the streets shown hereon.

C. Easement provisions contained on the face of said Plat, as follow:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Inc., the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots. TOGETHER WITH those specific easements as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION:

Executed By: LDV Partnership
 Recorded: September 29, 1992
 Auditor's No.: 9209290103

E. DECLARATION OF COVENANTS AND RESTRICTIONS FOR NORTH CENTRAL AND BRICKYARD CREEK COMMUNITY ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: North Central Division II
 Recorded: September 29, 1992
 Auditor's No.: 9209290105



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

F. Terms and conditions of the Bylaws and Articles of Incorporation of North Central Division and Brickyard Creek Community Association as recorded April 30, 1993, under Auditor's File No. 9304300085 and 9304300086.

G. Notes contained on the face of the Plat set forth the following:

1. 10.5 foot wide sidewalk and utility easement;
2. 10 foot wide Puget Sound Power & Light Requested minimum building set back.

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Utilities
Area Affected:	Exterior 7 feet adjacent to street



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