

When recorded return to:

Judith Z. Johnson
10180 Cummings Dr.
Sedro Woolley, WA. 98284

Recorded at the request of:
First American Title
File Number: B89237



200609010091
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Joseph V. Rambo, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Judith Z. Johnson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 28, "PLAT OF ROLLING RIDGE ESTATES NO. 1"; TOGETHER WITH Section 27, Township 35, Range 4; Ptn. NE NW

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P68573, 3987-000-028-0009

B89237E-1

Lot 28, "PLAT OF ROLLING RIDGE ESTATES NO. 1", according to the plat thereof, recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

TOGETHER WITH a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of Lot 28 of "PLAT OF ROLLING RIDGE ESTATES NO. 1", approved on November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89°36'19" East along the North line of said "PLAT OF ROLLING RIDGE ESTATES NO. 1", a distance of 164.02 feet to the Northeast corner of said Lot 28; thence North 0°23'41" West a distance of 25.00 feet; thence South 89°36'19" West parallel to said North line of "PLAT OF ROLLING RIDGE ESTATES NO. 1" a distance of 164.02 feet; thence South 0°23'41" East a distance of 25.00 feet to the point of beginning.

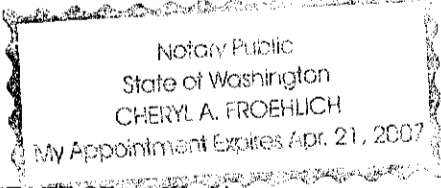
Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 8/31/06

Joseph V Rambo
Joseph V. Rambo

4536
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 1 2006



Amount Paid \$ 6706.70
By lp Skagit Co. Treasurer Deputy

We certify this to be a true and exact copy of the original.

STATE OF Washington
COUNTY OF Skagit } SS:

BY [Signature]
Authorized Signature
First American Title Company

I certify that I know or have satisfactory evidence that Joseph V. Rambo, 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: 8-31-06

[Signature]

Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 4-21-07

Exhibit A

EXCEPTIONS:

A. Mineral rights as reserved in deed recorded July 6, 1903 in Volume 51 of Deeds at Page 104, from W.M. Lindsey, et ux, and granted to Skagit County by an instrument dated and recorded October 28, 1947, as Auditor's File No. 410492, together with the right of entry to take and remove the same.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: March 15, 1968
Recorded: March 18, 1968
Auditor's No.: 711398
Executed By: Clarence C. Cummings, et ux, et al

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Rolling Ridge Estates No. 1
Recorded: November 9, 1965
Auditor's No: 674317

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit TV Cable Company, and Puget Sound Power and Light Company and their respective successors and assigns under and upon exterior 9 feet of front boundary line of all lots, 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively.
2. Know all men by these presents that Clarence C. Cummings and Joan L. Cummings, husband and wife, C.S. Bingham and Elsie G. Bingham, husband and wife, and First Federal Savings and Loan Association of Mount Vernon, Washington do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways across any lot or lots where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as my be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.



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D. RESERVATION CONTAINED IN DEED

Executed by: Sunset Management LLC, by R. Dean Dietrich, Lois Dietrich,
Jack Hilde and Joan Hilde
Recorded: February 25, 2004
Auditor's No.: 200402250060
As Follows: The above named Grantees, by accepting this deed acknowledge
that they accept the below described parcels as the boundary line
between their properties and the Dietrich-Hilde property and
forego any future claims based on adverse possession to property
lying North of the new agreed line.

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

Recorded: February 25, 2004
Auditor's No.: 200402250059

Said matters include but are not limited to the following:

1. Said parcel is to be combined and aggregated with adjacent property and is not for the purposes of creating an additional building site.

