

When recorded return to:

Mr. and Mrs. Jason R. Harris
10196 Ridge Place
Sedro Woolley, WA 98284



200703220127
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: 90606

Statutory Warranty Deed

THE GRANTORS Tommy Carlson and Louise Carlson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason R. Harris and Holly A. Harris, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

Abbreviated Legal:
Lot 10, "PLAT OF ROLLING RIDGE ESTATES NO. 1"; and
Section 27, Township 35, Range 4; Ptn. NW NW

90606E-1

Tax Parcel Number(s): P68555, P119012, 3987-000-010-0009, 350427-2-005-0300

PARCEL "A":

Lot 10, "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.

PARCEL "B":

That portion of the East 78 feet of the North 60 rods of the Northwest 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying South of the Westerly projection of the North line of Lot 10 of the "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.

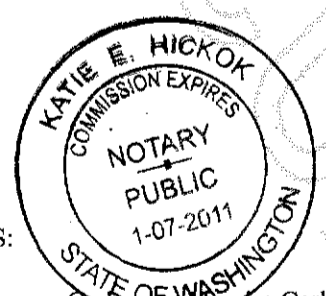
Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated March 16, 2007

[Signature] #1302
Tommy Carlson
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

[Signature]
Louise Carlson

MAR 22 2007
5558.60
Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tommy Carlson and Louise Carlson, 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: 3-16-07

[Signature]

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-11

Schedule "B-1"

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:

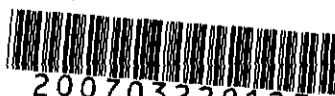
Plat/Subdivision Name: Rolling Ridge Estates No. 1
Recorded: November 9, 1965
Auditor's No: 674317

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.

Paragraphs A through C above affect Parcel "A"



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D. RESERVATIONS CONTAINED IN DEED

Executed by: Chuckluck Farms, Inc., a Washington Corporation
Recorded: April 9, 2002
Auditor's No: 200204090152
As Follows:

The above-described property will be combined or aggregated with property of the Grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

E. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
Auditor's No: 54185
As Follows:

EXCEPTING and RESERVING from this conveyance, all petroleum, gas, coal and other valuable minerals with rights of entry to take and remove the same.

Paragraphs D and E above affect Parcel "B"



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