

AFTER RECORDING MAIL TO:

Andrew E. Neeld and Jami L. Neeld
17099 Zoya Dr
Mt Vernon, WA 98274



200806190090
Skagit County Auditor

6/19/2008 Page 1 of 3 11:23AM

Statutory Warranty Deed

CHICAGO TITLE CO.

1645778

THE GRANTOR Frank E Taylor, Jr and Nancy A. Taylor, husband and wife for adequate consideration in hand paid, conveys and warrants to Andrew E. Neeld and Jami L. Neeld, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26, BIG LAKE HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, pages 118 through 120, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO Easements, Restrictions and Reservations of Record as shown on Attachment A, which is incorporated by reference, without waiving, extending, tolling or renewing any applicable limitation or expiration period appearing in said Attachment.

Assessor's Tax Parcel Number(s): 4680-000-026-0000

Property No. P109300

Approved & Accepted:

[Signature of Andrew E. Neeld]

Andrew E. Neeld

[Signature of Jami L. Neeld]

Jami L. Neeld

Dated: June 16, 2008

[Signature of Frank E Taylor, Jr]

Frank E Taylor, Jr

[Signature of Nancy A. Taylor]

Nancy A. Taylor

1995
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 19 2008

Amount Paid \$ 4855.50
Skagit Co. Treasurer
By man Deputy

STATE OF Washington
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Frank E Taylor, Jr and Nancy A. Taylor

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

Dated: June 16, 2008

Joni L. Morrell

Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: Sept. 15, 2011

JONI L. MORRELL
Notary Public
State of Washington
My Commission Expires
September 15, 2011



ATTACHMENT "A"

1. Easement contained in Dedication of said plat;
 For: All necessary slopes for cuts and fills and continued drainage of roads
 Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: January 26, 1979
 Auditor's No.: 895468, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 1
 For: Sanitary sewers
 Affects: An undisclosed portion of said plat
3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 23, 1991
 Auditor's No.: 9107230021, records of Skagit County, Washington
 In favor of: Alamo Limited Partnership
 For: Ingress, egress and utilities
 Affects: Exact location and extent of easement is undisclosed of record
4. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 14, 1995
 Auditor's No.: 9508140065, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Constructing extensions to the sewer system
 Affects: Exact location and extent of easement is undisclosed of record
5. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 17, 1996
 Auditor's No.: 9607170042, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County
 For: A perpetual right-of-way or easement for sewer mains
 Affects: Portion of Big Lake Heights
6. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: July 17, 1996
 Auditor's No.: 9607170043, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2, a Municipal corporation of Skagit County
 For: A perpetual right-of-way or easement for sewer mains
 Affects: Portion of Big Lake Heights
7. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to all utilities serving subject plat and their respective successors and assigns, under and upon the exterior ten feet parallel with and adjoining the street frontage of all lots, tracts and common areas in which to install, lay, construct, renew, operate and maintain underground conduits, cable, pipe and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, gas, television cable and other utility services together with the right to enter upon the lots and tracts at all times for the purpose herein stated. Drainage easements designated on the plat are hereby reserved for and granted to Skagit County except those designated on the plat as private easements, together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

AVG



200806190090
 Skagit County Auditor