

When recorded return to:

Mr. and Mrs. James W. Dennison
466 Spring Lane
Sedro Woolley, Wa. 98284



3/11/2009 Page 1 of 4 1:38PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 96576

Statutory Warranty Deed

96576-1

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Robert Claus, a married man as his separate property and Victoria Claus, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **James W. Dennison and Victoria L. Dennison, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Lot 19, "PLAT OF SPRING MEADOWS - DIV. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, under Auditor's File No. 990622-76, records of Skagit County

Subject to Covenants, Conditions, Restrictions and Easements as per Attached Exhibit "A"

Tax Parcel Number(s): P116064, 4735-000-019-0000

Dated 3-9-09

Robert Claus
Robert Claus

Victoria Claus
Victoria Claus
Robert Claus
POA

SKAGIT COUNTY - WASHINGTON
Real Estate Tax
1060

MAR 11 2009

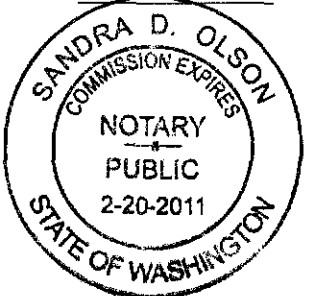
3387.00

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Claus and Victoria Claus, 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: 3-9-09

Sandra Olson



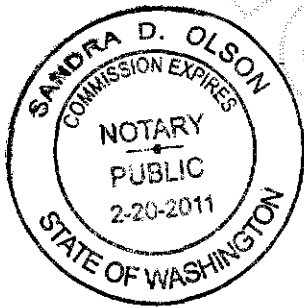
Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2/20/2011

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 9th day of March, 2009, before me personally appeared Robert Claus to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Victoria Claus and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living

GIVEN under my hand and official seal the day and year last above written.



Sandra Olson
Notary Public in and for the State of Washington,
residing at Burlington, WA
My appointment expires 2-20-2011

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, before me personally appeared _____ in me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This jurat is page _____ of _____ and is attached to _____



200903110108
Skagit County Auditor

Order No: 96576

EXHIBIT "A"

Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 2, 1999
Recorded: March 4, 1999
Auditor's No: 9903040085
Executed by: Vine Street Group, LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No: 9904150048

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No: 9905250019

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No: 200007240001

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 11, 2006
Recorded: August 28, 2006
Auditor's No.: 200608280166

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 15, 2006
Recorded: December 7, 2006
Auditor's No.: 200612070087

B. TERMS AND CONDITIONS OF BY-LAWS:

Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150047



200903110108
Skagit County Auditor

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

Plat/Subdivision Name: Plat of Spring Meadows - Div II
Recorded: June 22, 1999
Auditor's No: 9906220076

Said matters include but are not limited to the following:

1. This PUD was subject to variances and approvals in the PUD staff report on file in the city.
2. Building lot area in this plat shall be no less than 850 square feet.
3. An easement is hereby reserved for and granted to the following: The City of Sedro Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated.
4. "...dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks tracts, etc., shown on this plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon.
5. Utility easements
6. 100 foot buffer to building line, 90 foot buffer to lot line.
7. Drainage District No. 14 right of way dedicated in Auditor's File No. 267764. Assumed 20-foot width along existing ditch for graphic purposes. No width given in the dedication document.



200903110108
Skagit County Auditor