



201111150196

Skagit County Auditor

11/15/2011 Page

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3 1:25PM

WHEN RECORDED RETURN TO  
ADRIENNE L. BROOKS  
1101 NORTH 12TH PLACE  
MOUNT VERNON, WASHINGTON 98273

**CHICAGO TITLE COMPANY** 620013904

5106732

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)**

WAYNE PICKENS AND DINA PICKENS, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ADRIENNE L. BROOKS, AN UNMARRIED PERSON

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 33, KULSHAN RIDGE P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 9, 2003, UNDER AUDITOR'S FILE NO. 200310090064, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113403

NOV 15 2011

Amount Paid \$ 2853.<sup>00</sup>  
Skagit Co. Treasurer  
By *Yubm* Deputy

Tax Account Number(s): P120913 AND 4824-000-033-0000

Dated: NOVEMBER 9, 2011

\_\_\_\_\_

*Wayne Pickens*  
WAYNE PICKENS

\_\_\_\_\_

*Dina Pickens*  
DINA PICKENS

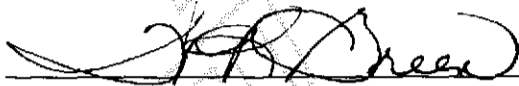
LPB10/KLC/052006

STATE OF WASHINGTON

SS

COUNTY OF Snohomish

ON THIS 10 DAY OF November, 2011 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WAYNE PICKENS AND DINA PICKENS KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT they SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.



NOTARY SIGNATURE

Notary Public  
State of Washington  
WENDY R GREEN  
My Appointment Expires Jan 13, 2014

PRINTED NAME: Wendy R Green

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Everett

MY COMMISSION EXPIRES ON JAN 13 2014

NOTARY/RDA/092106



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EXHIBIT A

Reservations contained in deed;  
Recorded: March 1, 1946  
Auditor's No.: 388909, records of Skagit County, Washington  
Executed By: Charles T. Swett and Beryl Swett, husband and wife  
As follows:

(A) Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

(B) The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 20, 1962  
Auditor's No(s): 626799, records of Skagit County, Washington  
In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington  
For: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)  
Affects: The South 10 feet of the East 210 feet

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 4, 1996  
Auditor's No(s): 9603040076, records of Skagit County, Washington  
In favor of: City of Mount Vernon, Washington  
For: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto  
Affects: Portion of subject property

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 21, 2003  
Auditor's No(s): 200301210215, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity  
Affects: Portion of subject property

Easement No. 1: All streets and road rights-of-way as now or hereafter designated, platted and/or constructed. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way.

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on KULSHAN RIDGE P.U.D.:

Recording No: 200310090064

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: October 9, 2003  
Auditor's No(s): 200310090065, records of Skagit County, Washington  
Executed By: Martin Loberg

AMENDED by instrument(s):  
Recorded: October 31, 2003, and December 8, 2003  
Auditor's No(s): 200310310181 and 200312080151, records of Skagit County, Washington



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