UNOFFICIAL DOCUMENT

When recorded return to:

Linda Karu
300 Sapp Road
Sedro Woolley, WA

Recorded at the request of:
First American Title
File Number: B91469

200706220107
Skagit County Auditor
6/22/2007 Page 1 of 2 2:06PM

Statutory Warranty Deed

THE GRANTOR Darryl E. Mitchell, a single man and Cheryl D. Lanier, a single woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Linda Karu, a single individual** the following described real estate, situated in the County of **Skagit**, State of **Washington**

FIRST AMERICAN TITLE CO.
B91469E-1

Abbreviated Legal:
Section 13, Township 35, Range 4; Ptn. SE SW (aka Lot 3 Short Plat No. 08-97)

Tax Parcel Number(s): **P114117, 350413-3-002-0500**

Tract 3, of Short Plat No. SW-08-97, approved January 26, 1999, and recorded January 29, 1999, in Volume 14 of Short Plats, page 3, under Auditor's File No. 9901290194, records of Skagit County, Washington, being a portion of the Southwest ¼ and of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 13, Township 35 North, Range 4 East, W.M..

SUBJECT TO: Covenants, Conditions, Restrictions and Easement as per the attached Schedule B-1 and by this reference made a part hereof.

Dated June 19, 2007

Cheryl D. Lanier

Darryl E. Mitchell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 22 2007

Amount Paid $ 3429.72
Skagit Co. Treasurer
By mam Deputy

STATE OF Washington
COUNTY OF Skagit SS:

& Darryl E. Mitchell

I certify that I know or have satisfactory evidence that Cheryl D. Lanier, 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: 6-19-2007

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008

SHIRLEY ROSE LANUM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
10-19-08

Order No: B91469

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Dated:	August 3, 1979
Recorded:	August 7, 1979
Auditor's No.:	7908070034
Purpose:	Underground electric system
Affects:	A 10 foot wide strip of land

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	City of Sedro Woolley, a Municipal Corporation
And:	Arnold Donovan and Mary Donovan
Dated:	August 11, 1995
Recorded:	August 21, 1995
Auditor's No.:	9508210037
Regarding:	Waiver of Protest and Special Power of Attorney
As Follows:	

"...Owners participate in the construction of certain utilities and/or street improvements as they directly relate to said property and the Owners desire that said requirement be delayed until projects are formulated for the joint participation of other affected owners..."

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

Short Plat No.:	SW-08-97
Recorded:	January 29, 1999
Auditor's No.:	9901290194

Said matters include but are not limited to the following:

1. Future residential development on these lots may be subject to street, parks, fire, police and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits.

2. Water service to be by Skagit County PUD No. 1.

3. Sanitary service to be by on site septic.

4. Fire hydrant to be installed across from Lot 4, jointly by Homeowner and City prior to construction on Lot 4 per Fire Chief on January 1, 1999.

5. LID, ULID – No protest agreement: This plat is subject to no Protest Agreement for street and sewer improvements filed under Skagit County Auditor's File No. 9508280076.

6. Variance – A variance for street and sewer improvements for this Short Plat was approved on October 21, 1998, subject to the conditions set forth in the Staff Report.

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