



199908090107

Kathy Hill, Skagit County Auditor

8/9/1999 Page 1 of 2 3:32:30PM

WHEN RECORDED RETURN TO

Name Washington Federal Savings

Address P.O. Box 527

City, State, Zip Burlington, WA 98233



LAND TITLE COMPANY

FILED FOR RECORD AT REQUEST OF Land Title #P-90456 LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR RICHARD D. PHIPPS AND SUZANNE M. PHIPPS. Husband and Wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN S. KORTHUIS AND JENNIFER R. KORTHUIS, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

LOT 43, "REPLAT OF EVERGREEN ACRES DIV. NO. 1", AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Tax #4182-000-043-0001 P77678

Dated August 6th, 1999

30853 SKAGIT COUNTY WASHINGTON Real Estate Excise Tax

AUG 09 1999

Amount Paid \$ 1,836.00 Skagit Co. Treasurer By Deputy

Richard D. Phipps (Individual) Suzanne M. Phipps (Individual)

By (President) By (Secretary)

STATE OF WASHINGTON } ss. COUNTY OF Skagit

STATE OF WASHINGTON } ss. COUNTY OF

On this day personally appeared before me Richard D. Phipps and Suzanne M. Phipps to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

On this day of before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the President and Secretary, respectively of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 6th day of August 1999

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at Mount Vernon My appointment expires: 8-25-99

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

Schedule "B-1"

EXCEPTIONS:

A. Conditions and easement shown in the dedication on the face of the plat, as follows:

"The right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters 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 the culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. Lot 7 shall be used for storm water disposal, and Skagit County is hereby granted an easement on the entire lot. The easement and restriction shall run with the land until storm sewers are installed, at which time the restriction and easement shall be released by Skagit County."

The easement for storm water disposal was released by Resolution No. 7490, recorded September 18, 1978, under Auditor's File No. 887651, records of Skagit County.

B. Setback lines and unrecorded protective covenants as disclosed on the face of the Plat.

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utilities
Affects: 5 foot strip adjacent to streets

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system
In Favor Of: Puget Sound Power & Light Company
Recorded: June 1, 1973
Auditor's No.: 785831
Affects: A strip of land 7 feet in width to be located on the front lot lines of Lots 7 through 24 and Lots 37 through 43



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