

AFTER RECORDING MAIL TO:
Erik Madsen
119 N. 39th Place
Mount Vernon, WA 98273



200004140039

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-92973-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Donald F. Brown, Judy A. Brown
Grantee(s): Erik Madsen, Rigmor M. Madsen
Abbreviated Legal: Lot 63, HILLTOP HAVEN, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4393-000-063-0001/P81339

THE GRANTOR DONALD F. BROWN and JUDY A. BROWN, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to ERIK MADSEN and RIGMOR M. MADSEN, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

34788
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 14 2000

See Attached Exhibit B
Dated this 3rd day of April, 2000

Amount Paid \$ 3,827.60
By Skagit Co. Treasurer
DC Deputy

By Donald F. Brown
Donald F. Brown

By _____

By Judy A. Brown
Judy A. Brown

By _____

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that DONALD F. BROWN and JUDY A. BROWN
is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: APRIL 13, 2000

Candace M. Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/2001

Exhibit A

DESCRIPTION:

Lot 63, "HILLTOP HAVEN", as per plat recorded in Volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington.

TOGETHER WITH an easement for utilities, ingress, egress and maintenance access, 40 feet in width over Lots 48, 61 and 62, as shown on the face of the Plat.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Exhibit B

SUBJECT TO: Covenants, Conditions and Restrictions recorded March 9, 1979, under Auditor's File No. 7903090037 and amended by document recorded August 25, 1980, under Auditor's File No. 8008250078; Utility easement as set forth on the face of the Plat; Rights to make slopes for cuts and fills for original reasonable grading of streets as set forth on the face of the Plat; Easement for utilities, ingress and egress as set forth on the face of the Plat; Easement over the Westerly 5 feet as set forth on the face of the Plat.



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