

AFTER RECORDING MAIL TO:

Tiu Kafoa
4000 Dogwood Place
Mount Vernon, WA 98274



200008180082
Kathy Hill, Skagit County Auditor
8/18/2000 Page 1 of 5 1:26:14PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00093-00

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

62770-1

Grantor(s): Hansell Homes, Inc.

Grantee(s): Tiu Kafoa and Bonnie K. Kafoa

Abbreviated Legal:

Lot 20, "Plat of Eaglemont, Phase 1C"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4744-000-020-0000 R116369

THE GRANTOR Hansell Homes, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tiu Kafoa and Bonnie K. Kafoa, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 20, "Plat of Eaglemont, Phase 1C", as recorded February 1, 2000 under Skagit County Auditor's File No. 200002010036.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 11, 2000

Hansell Homes, Inc.

By: Jeffrey D. Hansell, President

36842
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 18 2000

Amount Paid \$ 4245.30
Skagit Co. Treasurer
By Deputy

STATE OF Washington

County of Skagit

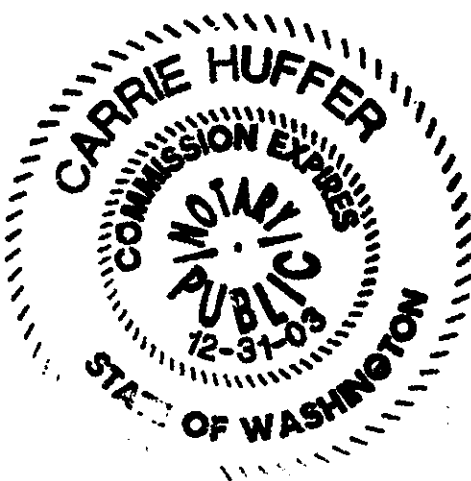
}
} SS:

I certify that I know or have satisfactory evidence that Jeffrey Hansell

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the President of Hansell Homes, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-15-2000



Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

Commitment No. 00062770

Schedule "B-1" Exceptions

A. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

B. RESERVATIONS CONTAINED IN DEED

Executed by: Marie Fleitz Dwyer, Frances Fleitz Rucker
and Lola Hartnett Fleitz
Recorded: October 22, 1918
Auditor's No: 128138
As Follows:

Undivided 1/2 in all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

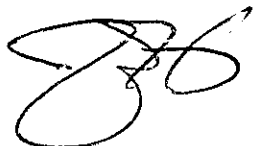
Affects: Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

C. RESERVATIONS CONTAINED IN DEED

Executed by: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No: 102029
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects: Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property



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Exceptions continued

Commitment No. 00062770

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY,
RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of
said survey

E. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: August 25, 1993
Auditor's No: 9308250085
Purpose: Right to enter said premises to operate,
maintain and repair underground electric
transmission and/or distribution system,
together with the right to remove brush, trees
and landscaping which may constitute a
danger to said lines

Affects:

A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as
follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4
of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later
date by a document with a more specific easement description based on an as built Survey furnished by
Grantor at no cost to Grantee).

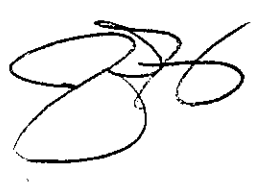
F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No: 9310110127
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement

G. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No: 9311020145
Purpose: Right to enter said premises to operate,
maintain and repair underground electric
transmission and/or distribution system,
together with the right to remove brush, trees
and landscaping which may constitute a
danger to said lines

Location:



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Exceptions continued

Commitment No. 00062770

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads 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 and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:	January 11, 1994
Recorded:	January 25, 1994
Auditor's No:	9401250030
Executed by:	Sea-Van Investments Associates, a Washington general partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated:	December 11, 1995
Recorded:	December 11, 1995
Auditor's No:	9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated:	March 13, 1996
Recorded:	March 18, 1996
Auditor's No:	9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated:	January 31, 2000
Recorded:	February 1, 2000
Auditor's No:	200002010099

Terms and conditions (including, but not limited to easements and set-back requirements) as set forth in said instrument recorded under Auditor's File No. 9401250030.



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Exceptions continued

Commitment No. 00062770

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

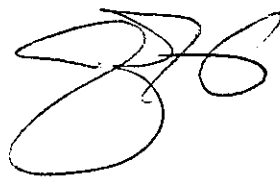
Plat/Subdivision Name: Plat of Eaglemont, Phase 1A
Recorded: January 25, 1994
Auditor's No: 9401250031
Vol. 15 of Plats, pages 130-146

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

Plat/Subdivision Name: Plat of Eaglemont, Phase 1C
Recorded: February 1, 2000
Auditor's No: 200002010036

K. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: February 1, 2000
Recorded: February 1, 2000
Auditor's No: 200002010100
Executed by: Sea-Van Investment Association



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