

When Recorded Return To:

Wheaton Way Escrow  
4388 Totem Place NE  
Bremerton, WA 98311



200009070082

Skagit County Auditor

9/7/2000 Page 1 of 3 3:44:20PM

Escrow No. 6820

LPB-10

ISLAND TITLE CO.

STATUTORY WARRANTY DEED

SB-16671✓

Reference Numbers of related documents: EXHIBIT A AND B on page 2 AND 3 of document

Grantor(s): LINDA J. TAXDAHL Additional Names on page of document

Grantee(s): ROBERT L. HULBERT and KAREN E. HULBERT Additional Names on page of document

Legal Description (abbreviated): PTN. LOT 4, PLAT OF STERLING VIEW DIV. NO. 1 Full legal on page 2 of document

Assessor's Property Tax Parcel Account Number(s): 4558-000-004-0003

THE GRANTOR LINDA J. TAXDAHL, AS HER SEPARATE ESTATE

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to ROBERT L. HULBERT and KAREN E. HULBERT, Husband and Wife

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

See Exhibit "A" attached hereto and made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 4558-000-004-0003

Subject to:

EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, COVENANTS, ETC. AS SET FORTH ON EXHIBIT B

Dated this 30th day of August, 2000

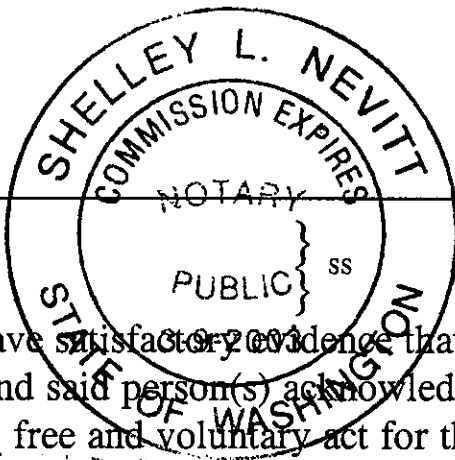
  
LINDA J. TAXDAHL

37173  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

SEP 7 2000

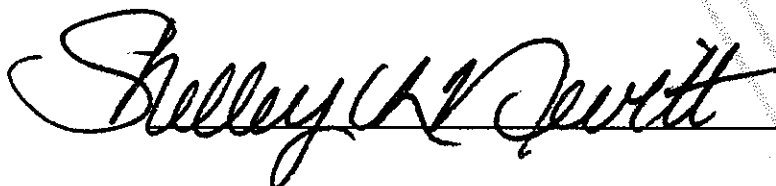
Amount Paid \$ 2,279.70  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of SKAGIT



I certify that I know or have satisfactory evidence that LINDA J. TAXDAHL is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: Sept. 1, 2000



Notary Public in and for the State of Washington,  
residing at Mt. Vernon  
My appointment expires: 3-9-2003

Order No.: B16671

EXHIBIT "A"

Lot 4, PLAT OF STERLING VIEW DIV. NO. 1, according to the plat thereof recorded in Volume 14 of Plats, page 182 and 183, records of Skagit County, Washington, EXCEPT those portions thereof described as follows:

1. Beginning at the Southeast corner of said Lot 4;  
Thence North  $88^{\circ}10'51''$  West, along the South line of said Lot 4, a distance of 70.98 feet;  
Thence North  $01^{\circ}49'09''$  East a distance of 6.20 feet;  
Thence South  $88^{\circ}10'51''$  East a distance of 70.98 feet to the East line of said Lot 4;  
Thence South  $01^{\circ}49'09''$  West a distance of 6.20 feet to the point of beginning
2. Beginning at the Southeast corner of said Lot 4;  
Thence North  $88^{\circ}10'51''$  West along the South line of said Lot 4 a distance of 70.98 feet to the Southwest corner of that parcel conveyed to Jordan P. Morgan and Wilma V. Morgan, husband and wife by deed recorded February 6, 1992, under Auditor's File No. 9202060015, records of Skagit County, Washington, and the true point of beginning;  
Thence North  $01^{\circ}49'09''$  East a distance of 6.20 feet to the Northwest corner of said Morgan parcel;  
Thence North  $88^{\circ}10'51''$  West a distance of 5 feet;  
Thence South to a point on the South line of said Lot 4, 5 feet West of the point of beginning;  
Thence East along said South line to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



SCHEDULE B-001

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, Continental Telephone Company and Skagit County Public Utility District Number 1, and their respective successors and assigns under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric television, telephone and water service; together with the right to enter upon lots at all times for the purposes stated.

2. Easement delineated on the face of said plat;

For: Utilities  
Affects: The exterior 7 feet of all lots within said plat

3. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

4. Building setback lines delineated on the face of said plat.

Affects: The East 35 feet

5. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 20, 1991  
Auditor's No.: 9102200054, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Strip of land 10 feet in width parallel with and coincidental with the boundaries of all streets and road right-of-ways as delineated on the face of said plat

6. Notes on the face of said plat, as follows:

- A. Buyer should be aware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction.
- B. Front yard residential setback line is shown hereon. For details of remaining setback requirements see Skagit County Zoning Ordinance Chapter 14.40 of Skagit County Code.
- C. Current zoning district is residential.
- D. Maintenance of storm retention area shown on sheet 1 is the responsibility of the home owners in this plat.

7. Notes on the face of said plat, as follows:

- A. Portions of Lots 20 through 29 subject to standing water and possible flooding during severe flooding.
- B. All lots are within the 100 year flood plain of the Skagit River. The first floor of all homes must be constructed one foot above the 100 year flood plain.
- C. Lots 1 and 13 must access off of Travis Lane.
- D. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of Skagit County Code. (Affects: Portions of Lots 26 and 27 within designated floodway as delineated on the face of said plat.)

8. Exceptions and reservations as contained in instrument;

Recorded: October 28, 1902  
Auditor's No.: Volume 29 of Deeds, page 234, records of Skagit County, Washington  
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife  
As Follows: Reservation of minerals, together with the right to enter to remove same  
Affects: Said premises and other property

9. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: July 3, 1991  
Auditor's No.: 9108130067, records of Skagit County, Washington  
Executed By: David M. Allegre, President of Dujardin Development Company

Said instrument is a re-recording of instrument;

Recorded: July 3, 1991  
Auditor's File No.: 9107030053, records of Skagit County, Washington

AMENDED by instrument:

Recorded: February 4, 1992 and June 18, 1996  
Auditor's No.: 9202040037 and 9606180023, records of Skagit County, Washington

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: August 13, 1991  
Auditor's No.: 9108130067, records of Skagit County, Washington  
Imposed By: Owners' Association of Sterling View Div. No. 1

11. Notice and provisions contained in letter;

Recorded: January 10, 1991  
Auditor's No.: 9101100036, records of Skagit County, Washington

12. Terms and provisions of boundary line adjustment recorded under Auditor's File No. 9202070015, records of Skagit County, Washington.

13. Notice and provisions contained in letter recorded January 10, 1991, under Auditor's File No. 9101100036, records of Skagit County, Washington.

- END OF SCHEDULE B-001 -



200009070082

, Skagit County Auditor