

AFTER RECORDING MAIL TO:

Jose Rodriguez, Jr.
208 North Waugh Road
Mount Vernon, WA 98273



200010300118

, Skagit County Auditor

10/30/2000 Page 1 of 2 1:43:13PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00138-00

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Vincent F. Linnell and Linda L. Linnell
Grantee(s): Jose A. Rodriguez, Jr. and Margarita S. Rodriguez

63288-1

Abbreviated Legal:

Lot 5, "Hilltop Haven"

Additional legal(s) on page:

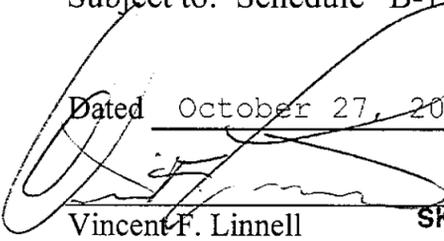
Assessor's Tax Parcel Number(s): 4393-000-005-0002 R81281

THE GRANTOR Vincent F. Linnell and Linda L. Linnell, who acquired title as Linda L. Homan, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jose A. Rodriguez, Jr. and Margarita S. Rodriguez, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Tract 5, "Hilltop Haven", as per plat recorded in volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington.

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

Dated October 27, 2000


Vincent F. Linnell

Linda L. Linnell
37955
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 30 2000

Amount Paid \$ 3471.00
Skagit Co. Treasurer
By  Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Vincent F. Linnell and Linda L. Linnell**

is/are the person(s) 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.

Dated: October 27, 2000


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



Commitment No. 00063288

Schedule "B-1" Exceptions

A. 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: SEPTEMBER 18, 1978
Recorded: MARCH 9, 1979
Auditor's No.: 7903090037
Executed By: B P & Associate Holdings

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: AUGUST 25, 1980
Recorded: AUGUST 25, 1980
Auditor's No.: 8008250078
Executed By: B P & Associate Holdings

B. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"Utility easements are hereby reserved under and upon all lots within the subdivision for the construction, installation, operation, maintenance, renewal and replacement of underground pipes, conduits, cables and wires and other necessary facilities and equipment for the purpose of serving the subdivision and other properties with water, electric, telephone and television services and such other services as might be consistent with the presently proposed use of said property, and said easements, which are parallel with and adjacent to the boundary lines of said lots, being 7 feet wide along all street right-of-way lines, 5 feet wide along rear lot lines and 2.5 feet wide along side lot lines, are hereby granted to those entities which will provide said services and their respective successors or assigns, together with the right to enter upon the lots at all times for the purposes stated.

Those additional water, sewer, drainage and ingress and egress easements which are specifically shown on the face of the Plat are hereby reserved for and granted to the Skagit County Public Utility District, the City of Mount Vernon and/or the owners of the lots particularly benefited thereby for the construction, installation, operation, maintenance, renewal and replacement of those facilities and structures necessary to provide the services for which said easements were reserved, as noted on the face of the Plat, for the subdivision and other property, together with the right to enter upon the lots at all times for the purposes stated."

C. Conveyance of the water system within the Plat of "Hilltop Haven", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded March 20, 1979, under Auditor's File No. 7903200050.

D. PROVISIONS CONTAINED IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

"... the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."



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