

AFTER RECORDING MAIL TO:

Todd Brokaw
203 South 30th Place
Mount Vernon, WA 98274



200012290051
Skagit County Auditor
12/29/2000 Page 1 of 2 12:01:07PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00169-00

B17167 ✓
ISLAND TITLE CO.

Statutory Warranty Deed

Grantor(s): Richard L. Billings and Janis J. Billings

Grantee(s): Todd E. Brokaw and Joyce K. Brokaw

Abbreviated Legal:

Lot 63, EASTGATE ADDITION PLAT NO. 6

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4514-000-063-0005 P83673

THE GRANTOR Richard L. Billings and Janis J. Billings, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Todd E. Brokaw and Joyce K. Brokaw, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 63, EASTGATE ADDITION PLAT NO. 6, according to the plat thereof recorded in Volume 14 of Plats, pages 82 and 83, records of Skagit County, Washington. Situated in Skagit County, Washington.

Subject to: Schedule B-001 attached hereto and made a part thereof.

Dated December 27, 2000

Richard L. Billings
Richard L. Billings

Janis J. Billings
Janis J. Billings

38822
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 29 2000

2,812.40

State of Washington }
County of Skagit } SS:

Amount Paid \$
By: DC Skagit County Treasurer Deputy

I certify that I know or have satisfactory evidence that **Richard L. Billings and Janis J. Billings**

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: December 28, 2000

Carrie Huffer

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



Order No.: B17167

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement delineated on the face of said plat;
For: Utilities
Affects: The Southeasterly 10 feet
3. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp. and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 feet of the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

4. Easement delineated on the face of said plat;
For: Drainage
Affects: The Northerly and Westerly portion of said premises
5. Easement delineated on the face of said plat;
For: Walkway and utilities
Affects: The Northeasterly 5 feet of said premises
6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: August 24, 1989
Auditor's No.: 8908240026, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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Skagit County Auditor