

AFTER RECORDING MAIL TO:
Richard Hungerford
2206 Cedar Hills Place
Mount Vernon, WA 98273



200204290296

Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00587-02

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

P100793

Grantor(s): Arlene M. Dunn, as successor trustee under the Clarence L. Dunn and Dorothea G. Dunn Revocable Living Trust, Dated June 7, 1993

Grantee(s): Richard S. Hungerford

Abbreviated Legal:

Lot 8, Cedar Hills No. 1

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3878-000-008-0005 (P64314)

THE GRANTOR Arlene M. Dunn, as successor trustee under the Clarence L. Dunn and Dorothea G. Dunn Revocable Living Trust, Dated June 7, 1993, as Trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard S. Hungerford, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 8, "Plat of Cedar Hills No. 1", as per plat recorded in Volume 8 of Plats, pages 90 and 91, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to Exhibit "A" hereto attached and made a part of.

Dated 4/26/02

Arlene M. Dunn, as successor trustee under the
Clarence L. Dunn and Dorothea G. Dunn Revocable
Living Trust, Dated June 7, 1993

Arlene M. Dunn
By: Arlene M. Dunn, Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2002

Amount Paid \$ 1836
Skagit Co. Treasurer
By fr Deputy

EMMA A. EVERSOLE
Commission # 1228611
Notary Public - California
Alameda County
My Comm. Expires July 23, 2003

State of Washington (CALIFORNIA)
County of ALAMEDA) SS:

I certify that I know or have satisfactory evidence that Arlene M. Dunn, as successor trustee under the Clarence L. Dunn and Dorothea G. Dunn Revocable Living Trust, Dated June 7, 1993 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: 4/26/02

Emma A. Eversole
Notary Public in and for the State of Washington CALIF.
Residing at BERKELEY, CA
My appointment expires: 07/28/02

EXHIBIT "A"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: November 2, 1965
Recorded: November 17, 1965
Auditor's No.: 674682

AMENDED DECLARATION OF COVENANTS:

Recorded: January 6, 2000
Auditor's No.: 200001060016

B. Rights set forth in the Dedication of the "PLAT OF CEDAR HILLS NO. 1", as follows:

"...the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

C. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit T.V. Cable Company, and Puget Sound Power and Light Company, and their respective successors and assigns under the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively."



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