



200204300126
Skagit County Auditor

4/30/2002 Page 1 of 3 3:41PM

WHEN RECORDED RETURN TO

Name Nicholas and Kristi Hilsinger

Address 16088 McLean Rd #11

City, State, Zip Mount Vernon, WA 98273



**LAND TITLE
COMPANY**

FILED FOR RECORD AT REQUEST OF

Land Title #S-100888

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DONAL L. BROWN AND MELONIE R. BROWN, Husband and Wife
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to NICHOLAS L. HILSINGER AND KRISTI I. HILSINGER,
Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

LOT 21, "PLAT OF BROWN AND MCMILLEN DIV. NO. 2",
AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES
184 AND 185, RECORDS OF SKAGIT COUNTY, WASHINGTON

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND
RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS
REFERENCE MADE A PART HEREOF.

TAX #4559-000-021-0000 (P99917)

1866
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated April 26th, 2002

APR 30 2002

Donal L. Brown
(Individual) Donal L. Brown
Melanie R. Brown
(Individual) Melanie R. Brown

Amount Paid \$ 2876.40
By Skagit Co. Treasurer
By Sp Deputy
(President)
By
(Secretary)

STATE OF WASHINGTON

COUNTY OF Skagit

SS.

On this day personally appeared before me
Donal L. Brown and
Melanie R. Brown
to me known to be the individuals who
executed the within and foregoing instrument, and acknowl-
edged that they owned the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand and official seal this
26th day of April 2002

Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires: 8/25/03

STATE OF WASHINGTON

COUNTY OF

SS.

On this day of , before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared and

to me known to be the President and Secretary,
respectively of the corporation that
executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Washington,
residing at
My appointment expires:

Schedule "B-1"

EXCEPTIONS:

A. Dedication contained on the face of the Plat, as follows:

"Know all persons by these presents that we, the undersigned, hereby declare this plat and dedicate to the use of the public forever the use as roads and ways, and 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner.

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

"An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, Continental Telephone Company, Cascade Natural Gas Corporation, and Skagit County Public Utility District Number 1, and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, review, 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.

C. Restrictions contained on the face of the plat, as follows:

1. There shall be no fill or new construction within the Channel of Gages Slough.

D. Notes contained on the face of the plat, as follows:

1. Buyer should beware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

-Continued-



200204300126

Skagit County Auditor

4/30/2002 Page 2 of 3 3:41PM

Schedule "B-1"

EXCEPTIONS CONTINUED:

D. Continued:

2. Front yard residential setback line is shown hereon. For details of remaining setback requirements, see Skagit County Zoning Ordinance Chapter 14.04 Skagit Co. Code.
3. The Plat of Brown & McMillen Div. No. 2 is adjacent to property used for agricultural operations. Owners may be subject to inconveniences or discomforts arising from such operations including but not limited to noise, odors, flies, fumes, dust, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides and will not consider to be a nuisance if such operations are consistent with commonly accepted best management practices and complies with local, state and federal laws.

E. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISIONS FOR LEVY OF ASSESSMENTS CONTAINED IN DECLARATION:

Recorded:
Auditor's No.:
Executed By:
(Copy attached)

July 5, 1991
9107050005
Brown & McMillen



200204300126

Skagit County Auditor

4/30/2002 Page 3 of 3 3:41PM