

AFTER RECORDING MAIL TO:

Paul Hohne
12831 Eagle Drive
Burlington, WA 98233



200204300130
Skagit County Auditor

4/30/2002 Page 1 of 3 3:44PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-00598-02

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

S-100806

Grantor(s): Charles E. Potter and Charlene L. Potter

Grantee(s): Paul A. Hohne

Abbreviated Legal:

Lot 35, Blk 2, Country Club Add. #6

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4339-002-035-0009

THE GRANTOR Charles E. Potter and Charlene L. Potter, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul A. Hohne, a Single Person the following described real estate, situated in the County of Skagit, State of Washington *Mattiod*

Lot 35, Block 2, "Country Club Add. No. 6," as per plat recorded in Volume 11 of Plats, pages 42 and 43, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated April 23, 2002

Charles E. Potter

Charlene L. Potter

1868
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2002

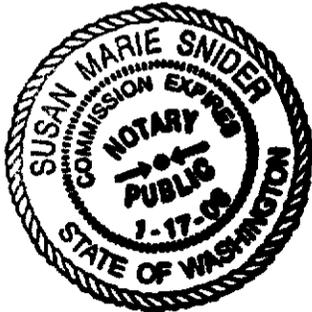
State of Washington Amount Paid \$ 4926.00
County of Skagit Skagit Co. Treasurer's
By fn Deputy

I certify that I know or have satisfactory evidence that **Charles E. Potter and Charlene L. Potter**

is/are they 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: 4/25/02

Susan Marie Snider
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 01/17/06



UNOFFICIAL DOCUMENT



EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Underground electric system
 In Favor Of: Puget Sound Power & Light Company
 Recorded: April 2, 1971
 Auditor's No.: 750497
 Affects: A right of way 5 feet in width being 2½ feet on each side of the centerline as surveyed, staked and constructed across the Southeast ¼ of the Southwest ¼ of Section 2, Township 34 North, Range 3 East, W.M.

B. 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: June 30, 1976
 Recorded: July 6, 1976
 Auditor's No.: 838525
 Executed By: D & C Land and Development Inc., a Washington corporation

Said Covenants were amended by instrument recorded September 26, 1988, under Auditor's File No. 8809260009, which is a re-recording of instrument recorded September 14, 1988, under Auditor's File No. 8809140003, as follows:

"Covenant #18 - Roofing Materials, stated as follows:

'All homes constructed throughout this subdivision are to have roofs of cedar shakes.'

THE UNDERSIGNED OWNERS OF LOTS IN THE SUBJECT PLAT DO NOT OBJECT TO THE USE OF TILE ROOFS IN PLACE OF CEDAR SHAKES."

Said Covenants were also amended by instrument recorded September 13, 1988, under Auditor's File No. 8809130017 appointing John Guerrero, Will Cox and Bob Kobervig as the Architectural Control Committee.

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EXCEPTIONS CONTINUED:

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

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Nationwide Cablevision Company and Continental Telephone Company 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, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, together with the right to enter upon the lots at all times for the purposes stated."

D. The right contained in the dedication of the plat 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 the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters 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 the 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.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DELINEATED ON THE FACE OF THE SAID PLAT.

For: Utilities
Affects: West 7 feet

DOCUMENT

