

AFTER RECORDING MAIL TO:  
Charles O. Owens, Sr.  
20484 Hamilton Court  
Burlington, WA 98233



200206210070  
Skagit County Auditor

6/21/2002 Page 1 of 2 11:16AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-101328-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Alene C. Roth  
Grantee(s): Charles O. Owens, Sr., Sandra L. Owens  
Abbreviated Legal: Lot 9, HAMILTON COURT, PLAT OF, records of Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4584-000-009-0008/P102650

**THE GRANTOR ALENE C. ROTH**, an unmarried woman  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Charles O. Owens, Sr. and Sandra L. Owens,  
husband and wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 9, "PLAT OF HAMILTON COURT", as per plat recorded in Volume 15 of Plats,  
page 39, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated this 19th day of June, 2002

By Alene C. Roth  
Alene C. Roth

By \_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

STATE OF WASHINGTON }  
County of Skagit } SS:

# 2760  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 21 2002

Amount Paid \$ 2983.50  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy

I certify that I know or have satisfactory evidence that Alene C. Roth  
\_\_\_\_\_ is the person \_\_\_\_\_ who appeared before me, and said  
person \_\_\_\_\_ acknowledged that she signed this instrument and acknowledged it to be she free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 20th, 2002

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



## EXCEPTIONS:

A. Terms, conditions and provisions of that certain Variance Permit recorded December 27, 1990, under Auditor's File No. 9011270044.

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
 Area Affected: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right of ways  
 Dated: November 21, 1991  
 Recorded: December 9, 1991  
 Auditor's No.: 9112090087

## C. Dedication contained on the face of the Plat, 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 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 road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

## D. Easement provisions contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to all public and private utilities including but not limited to the Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior seven (7) 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, telephone, gas, water, and cablevision service, 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."

## E. Notes contained on the face of the Plat, as follows:

1. Zoning - Residential (R);
2. Water - Skagit County Public Utility District #1;
3. Sewer - Individual on-site sewage systems;
4. Floodplain - Buyer should be aware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

## F. MINIMUM SETBACK REQUIREMENTS AS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

Rear: 25 feet  
 Interior: 8 feet  
 Street: 35 feet

## G. DECLARATION OF COVENANTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Dated: January 4, 1994  
 Recorded: January 5, 1994  
 Auditor's No.: 9401050064  
 (copy attached)

AR

## AMENDMENT TO DECLARATION OF RESTRICTIONS:

Dated: March 21, 1995  
 Recorded: March 22, 1995  
 Auditor's No.: 9503220050



200206210070  
 Skagit County Auditor