

AFTER RECORDING MAIL TO:

Monte L. Hughes
14785 Channel Drive
LaConner, WA 98257



200209190096
Skagit County Auditor

9/19/2002 Page 1 of 2 11:53AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102233-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Dennis W. Olsen, Diane M. Olsen
Grantee(s): Monte L. Hughes, Cindy L. Hughes
Abbreviated Legal: Lot 15, SKAGIT BEACH NO. 5, A REPLAT OF TRACTS 'A' & 'F' OF
SKAGIT B, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4189-000-015-0008 P77783

THE GRANTOR DENNIS W. OLSEN and DIANE M. OLSEN, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MONTE L. HUGHES and CINDY L. HUGHES, husband and
wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 15, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS 'A' & 'F' OF
SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in
Volume 10 of Plats, page 27, 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 12th day of September, 2002

By Dennis W. Olsen
Dennis W. Olsen

By SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Diane M. Olsen
Diane M. Olsen

By SEP 19 2002

STATE OF WASHINGTON
County of Skagit } SS:

Amount Paid \$ 3519.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Dennis W. Olsen & Diane M. Olsen
is the person s who appeared before me, and said
person s acknowledged that they signed this instrument and acknowledged it to be they free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 16th, 2002

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



EXCEPTIONS:

A. Construction and maintenance obligation as shown on the Plat of Skagit Beach No. 5, as follows:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat, unless the same are dedicated as County roads, shall be the obligation of all owners of the lots in the Plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title to said roads, streets and/or alleys be held. In the event that owners of these lots or the corporate or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioners shall be obligated to bring the same to the County road standards in all respects prior to acceptance by the County."

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.

Recorded: June 9, 1966
Auditor's No.: 683921
Executed By: Skagit Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED AS HERETO ATTACHED:

Declaration Dated: June 3, 1968
Recorded: June 13, 1968
Auditor's No.: 714706
Executed By: Skagit Properties Company

C. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a corporation
Purpose: Underground electric system
Area Affected: 7 foot strip as constructed along front lot
line
Recorded: September 11, 1973
Auditor's No.: 790625

D. Conditions contained in the dedication of the "PLAT OF SKAGIT BEACH NO. 1," as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, as follows:

Tract A is intended for the use of all present and future property owners of this plat, to be used for a private roadway and for public utility purposes.

We note that said Tract A has been conveyed to the County for road purposes by Deed recorded July 31, 1978, under Auditor's File No. 884564.

E. Possible rights of public utilities as set forth in Dedication of "PLAT OF SKAGIT BEACH NO. 1," as per plat recorded in Volume 9 of Plats, page 25, records of Skagit County, Washington. (Affects portion within Tract "A" of said "PLAT OF SKAGIT BEACH NO. 1").

F. AGREEMENT EXECUTED BY THE PARTY HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:

Party: Dan Mitzel
Dated: September 1, 1983
Recorded: September 1, 1983
Auditor's No.: 8309010014
Providing: For on site sewage disposal system

WSD.
Dmo



200209190096

Skagit County Auditor