

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gerald Schutte
12449 Gull Drive
Burlington, WA 98233



200302180194

Skagit County Auditor

2/18/2003 Page

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211:42AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104903-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Gilbert Mullen and Bonnie Mullen
Grantee(s): Gerald Schutte and Pamela A. Schutte
Abbreviated Legal:
Assessor's Tax Parcel Number(s): 4703-000-007-0000/P113028, P113028

THE GRANTOR GILBERT MULLEN and BONNIE MULLEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GERALD SCHUTTE and PAMELA A. SCHUTTE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "PLAT OF ROCKRIDGE ESTATES DIVISION NO. II," as per plat recorded in Volume 16 of Plats, pages 194 and 195, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

734
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

FEB 18 2003

Dated February 10, 2003

4,131.00
Amount Paid \$
Skagit Co. Treasurer:
By Deputy

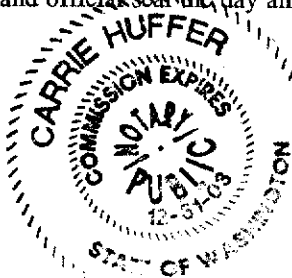
Gilbert Mullen by
Gilbert Mullen Denise Misencik his POA

Bonnie Mullen by
Bonnie Mullen Denise Misencik her POA

STATE OF Washington }
County of Skagit } SS:

On this 18 day of February, 2003 before me personally appeared Denise Misencik, who executed the within instrument as Attorney in Fact for Gilbert Mullen & Bonnie Mullen and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Gilbert Mullen & Bonnie Mullen for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Gilbert Mullen & Bonnie Mullen is now living, and is not incompetent. Given under my hand and official seal the day and year last above written.

(Seal)



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

EXCEPTIONS:

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

For: Water pipeline or lines, together with right of ingress and egress to and from the same.
 In Favor Of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Recorded: May 21, 1963
 Auditor's No.: 636244
 Affects: A strip of land 60 feet in width within the NE ¼ of Section 2, Township 34 North, Range 3 East, W.M.

B. The face of the Plat sets forth the following:

1. Zoning - Residential;
2. Sewage Disposal - City of Burlington sewer system;
3. Water - P.U.D. No. 1.

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Gene Sargent and Charlotte Sargent, husband and wife
 And: Drainage District No. 19 of Skagit County, Washington
 Dated: June 4, 1993
 Recorded: June 8, 1993
 Auditor's No.: 9306080085
 Regarding: Payment schedule to District for drainage rights

D. Dedication shown on face of Plat:

"Know all men by these presents that we the undersigned, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with 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 road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

E. Easement provisions shown on Plat:

"An easement is hereby reserved for and granted to Puget Sound Energy Company, TCI Cable Television Company, GTE Northwest, Cascade Natural Gas, and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots, unless shown otherwise, 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, television, telephone and gas service, together with the right to enter upon lots at all times for the purposes stated."

P.U.D. WATER PIPELINE EASEMENT: An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line, lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands of the grantor, also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason or proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantors property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the district's use of the easement."

F. DECLARATION OF COVENANTS AND RESTRICTIONS:

Executed By: Gene Sargent and Charlotte Sargent
 Dated: October 22, 1997
 Recorded: October 23, 1997
 Auditor's No.: 9710230060

AMENDMENT TO COVENANTS:

Recorded: October 27, 1997
 Auditor's No.: 9710270097

G. EASEMENTS SHOWN ON FACE OF PLAT:



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 Skagit County Auditor