



200304180089  
Skagit County Auditor

4/18/2003 Page 1 of 2 12:09PM

**AFTER RECORDING MAIL TO:**

Russell T. Hester  
413 S. Waugh Road  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 105793-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): T. Timothy Cavanaugh and Susan D. Cavanaugh  
Grantee(s): Russell T. Hester and Danielle Hester  
Abbreviated Legal: Lot 20, Park Crest #1  
Assessor's Tax Parcel Number(s): 4533-000-020-0004, P83946

THE GRANTOR T. TIMOTHY CAVANAUGH and SUSAN D. CAVANAUGH, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RUSSELL T. HESTER and DANIELLE HESTER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 20, "PLAT OF PARK CREST, DIVISION I," as per plat recorded in Volume 14 of Plats, pages 128 and 129, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Dated April 11, 2003

T. Timothy Cavanaugh

Susan D. Cavanaugh

#1841  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

APR 16 2003

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 6057.00  
Skagit County Treasurer  
By: Deputy

I certify that I know or have satisfactory evidence that T. Timothy Cavanaugh and Susan D. Cavanaugh the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 15, 2003

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



EXCEPTIONS:

A. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

"...dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights 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 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 re-routing shall be done by and at the expense of such owner."

B. EASEMENT PROVISIONS SET FORTH ON THE FACE OF "PARK CREST DIVISION NO. 1, AS FOLLOWS:

"An easement is hereby reserved for and granted to all public and private utilities including but not limited to the City of Mount Vernon, 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 ten (10) 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 privilege herein granted."

C. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee:	Puget Sound Power & Light Co.
Dated:	November 27, 1989
Recorded:	December 15, 1989
Auditor's No.:	8912150058
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:	The exterior 10 feet, parallel with and adjoining the street frontage

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Recorded:	April 23, 1990
Auditor's No.:	9004230139
Executed By:	T. D. Archery Corporation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9003300046.

Handwritten initials "TD" and "SC" with a signature line.

Barcode with number 200304180089 and text "Skagit County Auditor".