

AFTER RECORDING MAIL TO:  
Mary Hulbush  
12797 Eagle Drive  
Burlington, WA 98233



200304300007  
Skagit County Auditor

4/30/2003 Page 1 of 2 8:40AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-101102-E

**Statutory Warranty Deed**

Grantor(s): David Baerg Living Trust UTA Dated May 4, 1983, Doris Clara Baerg Living Trust UTA Dated May 4, 1983  
Grantee(s): Mary Hulbush  
Abbreviated Legal: Lot 31, COUNTRY CLUB ADDITION NO. 6, records of Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4339-002-031-0003/P79532

**THE GRANTOR** DAVID BAERG, TRUSTEE OF THE DAVID BAERG LIVING TRUST UTA DATED MAY 4, 1983; AND DORIS CLARA BAERG, TRUSTEE OF THE DORIS CLARA BAERG LIVING TRUST UTA DATED MAY 4, 1983

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARY HULBUSH, a married woman, as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington: Lot 31, 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: Schedule "B-1" attached hereto and made a part thereof.

Dated this 22nd day of April, 2003

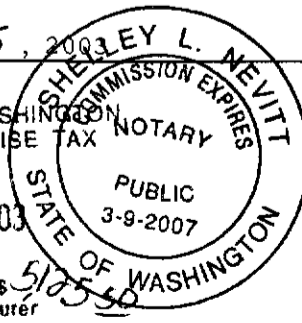
By David Baerg Living Trust UTA Dated May 4, 1983 By Doris Clara Baerg Living Trust UTA Dated May 4, 1983

By David Baerg David Baerg, Trustee By Doris Clara Baerg Doris Clara Baerg, Trustee

STATE OF WASHINGTON }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Doris Clara Baerg signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Trustees of David Baerg Living Trust UTA 5/4/83 & Doris Clara Baerg Living Trust UTA 5/04/83 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 25, 2003  
#2011  
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  
Notary Public in and for the State of WASHINGTON  
Residing at Burlington Mount Vernon  
My appointment expires: ~~12/31/2003~~ 3-9-2007



Amount Paid \$ 5,175.50  
Skagit Co. Treasurer  
By [Signature] Deputy

## 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.

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: Utility easement  
 Affects: West 7 feet



200304300007  
 Skagit County Auditor