

AFTER RECORDING MAIL TO:

Guy Roberts
406 Spring Lane
Sedro Woolley, WA 98284

2
200306200125
Skagit County Auditor
6/20/2003 Page 1 of 2 1:20PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00938-03

Statutory Warranty Deed

LAND TITLE COMPANY OF SKAGIT COUNTY

106534-P

Grantor(s): Kurt M. Hawk and LaVonne K. Hawk
Grantee(s): Guy W. Roberts
Abbreviated Legal:
Lot 4, Spring Meadows Div. 1
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4732-000-004-0000

THE GRANTOR Kurt M. Hawk and LaVonne K. Hawk, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Guy W. Roberts, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 4, "Plat of Spring Meadows - Div. I", as per plat recorded in Volume 17 of Plats, page 65 and 66, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Subject To: Exhibit "A" hereto attached and made a part hereof.

Dated June 6, 2003

Kurt M. Hawk
Kurt M. Hawk

LaVonne K. Hawk
LaVonne K. Hawk

2994
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington
County of Skagit

JUN 20 2003

SS:

Amount Paid \$2536.50
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Kurt M. Hawk and LaVonne K. Hawk

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he/she/they signed this instrument and acknowledge it to be his/her/their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/13/03

Kelli A. Mayo
Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022

B. Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
Recorded: March 4, 1999
Auditor's No.: 9903040085

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150048

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No.: 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association recorded April 15, 1999, under Auditor's File No. 9904150047 and as amended by instrument recorded April 25, 1999, under Auditor's File No. 9904150048.



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6/20/2003 Page 2 of 2 1:20PM