

AFTER RECORDING MAIL TO:
William Sinnott, Jr.
19924 Hill Court
Burlington, WA 98233



200307310219
Skagit County Auditor

7/31/2003 Page 1 of 2 3:38PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01099-03

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ranferi Nunez and Sandra Nunez
Grantee(s): William F. Sinnott, Jr.
Abbreviated Legal:
Lot 5, Burlington Hill Est. Div. 2.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4378-000-005-0001

THE GRANTOR Ranferi Nunez and Sandra Nunez, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William F. Sinnott, Jr., a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 5, "Corrected Plat of Burlington Hill Estates, Division #2," as per plat recorded in Volume 12 of Plats, page 23, records of Skagit County, Washington.

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

Dated 7/30/03

Ranferi Nunez
Ranferi Nunez

Sandra Nunez
Sandra Nunez

#3828

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 31 2003

State of Washington }
County of Skagit } SS:

Amount Paid \$ 2385.07
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ranferi Nunez and Sandra Nunez

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: 7/30/03

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

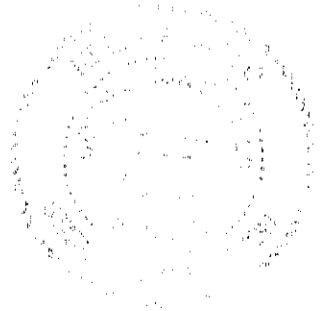


EXHIBIT "A"

EXCEPTIONS:

- A. Easement Provisions as set forth on the face of said plat of "BURLINGTON HILL ESTATES", as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Continental Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service together with the right to enter upon the lots at all times for the purpose stated.

- B. Provisions contained in the dedication of said plat as follows:

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 where water might take a natural course, in the original grading of the roads and ways hereon. Following reasonable original grading of the 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

- C. Condition set forth on the face of said plat as follows:

"1. All lots in this plat will be included in the drainage district for the enhancement of the drainage characteristics of gages slough when and if same is formed.

2. Single family dwellings will only be allowed in this Plat."

- D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Drainage
Affects: South 15 feet

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

For: Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, together with right of ingress and egress

In Favor Of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Recorded: May 24, 1978

Auditor's No.: 880143

(Affects a strip of land 20 feet in width, North of and contiguous with the South property line of Lot 5)



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