

AFTER RECORDING MAIL TO:

Mr. Danny Moe
12062 Discovery Drive
Burlington, WA 98233

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200309240141
Skagit County Auditor
9/24/2003 Page 1 of 2 3:38PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108956-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Michael W. Hamilton and Ona E. Hamilton
Grantee(s): Danny Moe
Abbreviated Legal: Lot 1, Northsound Estates #1
Assessor's Tax Parcel Number(s): 3962-000-001-0009, P67673

THE GRANTOR MICHAEL W. HAMILTON and ONA E. HAMILTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Danny Moe, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "NORTHSOUND ESTATES NO. 1," as per plat recorded in Volume 9 of Plats, pages 6 and 7, 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 September 15, 2003

Michael W. Hamilton

Ona E. Hamilton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

9941

SEP 24 2003

Amount Paid \$ 3052³⁵

Skagit Co. Treasurer
By Deputy

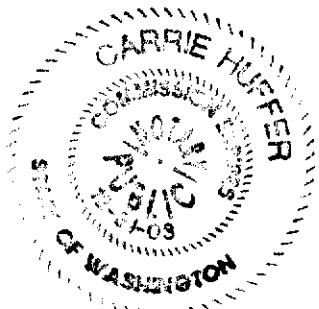
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael W. Hamilton and Ona E. Hamilton 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: September 20, 2003

Carrie Huffer

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



Schedule "B-1"

108956-PE

EXCEPTIONS:

- A. 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: January 31, 1966
Recorded: February 9, 1966
Auditor's No.: 678479

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Recorded: February 2, 1981
Auditor's No.: 8102020019
Executed By: North Sound Corporation, et al

- B. Reservation to the Public in the Plat of 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting 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.

- C. Easement provisions in the Plat as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Skagit Valley Telephone Company and their respective successors and assigns under and upon the exterior 3 feet of front and rear boundary lines and under and upon exterior 2.5 feet of side boundary lines 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively.

- D. Provision in the Plat that sewage systems should be individual septic tanks and/or aeration system as designed by Skagit County Health Department.



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