

**AFTER RECORDING MAIL TO:**

Mr. Kevin T. Atkinson  
12345 Bayhill Drive  
Burlington, WA 98233



200310020170  
Skagit County Auditor

10/2/2003 Page 1 of 2 11:32AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108113-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Brandon L. Atkinson and Kate S. Atkinson  
Grantee(s): Kevin T. Atkinson  
Abbreviated Legal: Lot 5, Bay Hill Village II  
Assessor's Tax Parcel Number(s): 4618-000-005-0004, P104399

THE GRANTOR BRANDON L. ATKINSON and KATE S. ATKINSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin T. Atkinson, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "BAY HILL VILLAGE DIV. II," as per plat recorded in Volume 15 of Plats, pages 125 and 126, 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 25, 2003

  
Brandon L. Atkinson

  
Kate S. Atkinson

5120  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

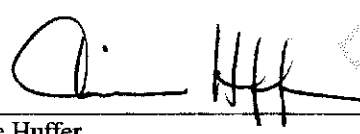
OCT 02 2003

Amount Paid \$ 3,717.90  
Skagit County Treasurer  
By: DC Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Brandon L. Atkinson and Kate S. Atkinson** 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: Sept. 29, 2003

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

## EXCEPTIONS:

## A. Dedication contained on the face of the plat, as follows:

Declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads shown hereon with 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 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 rerouting shall be done by and at the expense of such owner.

## B. Easement provisions contained on the face of the plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Contel Telephone Company, T.C.I. Cable Television, Cascade Natural Gas Corp., Skagit County Public Utility District No. 1, 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 all times for the purpose stated.

## C. Notes contained on the face of the plat, as follows:

All lots this plat are subject to aircraft overflight from the Skagit Regional Airport.

## D. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND PROVISIONS FOR LEVY OF ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 8, 1991  
Auditor's File No.: 9103080026  
Executed By: Paul E. Nolan, et ux, et al

Said covenants have been annexed and amended by instrument:

Recorded: December 16, 1993  
Auditor's No.: 9312160009

## E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation  
Purpose: An underground electric transmission and/or distribution system  
Area Affected: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property and a strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way  
Dated: July 23, 1993  
Recorded: July 27, 1993  
Auditor's No.: 9307270053



200310020170  
Skagit County Auditor