

AFTER RECORDING MAIL TO:  
Ms. Stephanie Bybee, Mr. and Mrs. Larry Lien  
304 Coates Lane  
Sedro Woolley, WA 98284



200401230120  
Skagit County Auditor

1/23/2004 Page 1 of 2 3:17PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110360-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Jeffrey L. Collins and Cyndi G. Collins  
Grantee(s): Stephanie Bybee, Larry R. Lien and Nadine M. Lien  
Abbreviated Legal: Lot 18, Hogg Subdivision  
Assessor's Tax Parcel Number(s): 4689-000-018-0000, P110920

THE GRANTOR JEFFREY L. COLLINS and CYNDI G. COLLINS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEPHANIE BYBEE, an unmarried woman and LARRY R. LIEN and NADINE M. LIEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, "HOGG SUBDIVISION," as per plat recorded in Volume 16 of Plats, pages 154 and 155, 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 January 20, 2004

  
Jeffrey L. Collins

  
Cyndi G. Collins

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID #324

JAN 23 2004

Amount Paid \$2572.10  
By:  Skagit County Treasurer  
Deputy

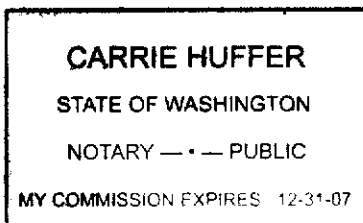
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey L. Collins and Cyndi G. Collins  
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: January 22, 2004

  
Carrie Huffer

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



## EXCEPTIONS:

## A. Note on the face of the Plat, as follows:

## P.U.D. UTILITY EASEMENT NOTE:

An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in, and under the easement as shown on this plat. Together with the right of ingress to and egress from said easement across adjacent lands of the grantor. Also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

The grantors, their heirs, successors, or assigns hereby convey and agree not to construct or permit to be constructed, structures of any kind on the easement area without written approval of the General Manager of the district. Grantors shall conduct their activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any other way interfere with, obstruct, or endanger the district's use of the easement."

## B. CERTIFICATE OF SEDRO-WOOLLEY ORDINANCE NO. 1240-95 ESTABLISHED UTILITY CONNECTION FEES:

Recorded: October 20, 1995  
Auditor's No.: 9510200008



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1/23/2004 Page 2 of 2 3:17PM