

AFTER RECORDING MAIL TO:
Ms. Annette Marie Hansen
2400 Crosby Drive
Mount Vernon, WA 98274



200402100064
Skagit County Auditor

2/10/2004 Page 1 of 2 11:35AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110259-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sandra Lee Walden
Grantee(s): Annette Marie Hansen
Abbreviated Legal: Lot 7, Cedar Hillsa #3
Assessor's Tax Parcel Number(s): 3880-000-007-0002, P64338

THE GRANTOR Sandra Lee Walden, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANNETTE MARIE HANSEN, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, 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 12, 2004

Sandra Lee Walden
Sandra Lee Walden

#602

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 10 2004

Amount Paid \$ 2783.50
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra Lee Walden
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

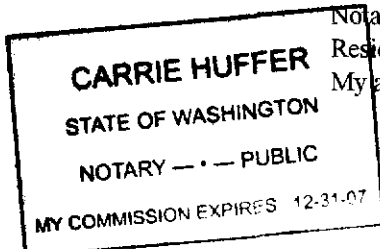
Dated: 1-13-04

[Signature]
Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



EXCEPTIONS:

- A. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain the 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing 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. Common areas are dedicated to the Cedar Hills Community Association.
- B. 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: November 2, 1965
Recorded: November 17, 1965
Auditor's No.: 674682
Executed By: Cedar Hills, Inc.

Declaration of Amendment to Covenants and Restrictions were recorded January 6, 2000, under Auditor's File No. 200001060016.

- C. Easement provisions as contained on the face of the plat of Cedar Hills No. 3, as follows:

"An easement is hereby reserved for and granted to Skagit Valley Telephone Company, Skagit TV Cable Company, and Puget Sound Power and Light Company and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the 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 purposes 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. Building set back lines as delineated on the face of the Plat.

- E. Conditions contained in an instrument recorded November 22, 1971, under Auditor's File No. 760997, as follows:

"Conditions for obtaining electric service: The cost of installing the underground electric service line from the service connection of any residence within the subdivision to the nearest transformer or handhole is the responsibility of the owner of each lot. Upon the application of the lot owner Puget Sound Power & Light Company will install such service line upon the following terms: (a) cost of up to 70 feet of service line; \$100 unless the residence qualifies for Puget Sound Power and Light Company's Residential Rate Schedule 7 in which case the cost is \$40; (b) Cost of service line over 70 feet in length; \$1.10 for each additional foot; (c) Payment to Puget Sound Power & Light Co. to be made at the time of application."

- F. RESERVATION CONTAINED IN DEED:

Recorded: March 18, 1970
Auditor's No.: 737059
As Follows: "Excepting the fee title to any street, road, lane, walkway, park, playground, pond, pool, or any other common property to be conveyed to the Cedar Hills Homeowners' Association, Inc., for the common enjoyment and benefit of all members thereof."



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