

AFTER RECORDING MAIL TO:
Mr. Darren B. Wilkins
4008 Creek Place
Mount Vernon, WA 98273



200404020041
Skagit County Auditor

4/2/2004 Page 1 of 2 8:54AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111232-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Brian N. Albro and Katherine J. Albro
Grantee(s): Darren B. Wilkins
Abbreviated Legal: Lot 39, Hilltop Haven
Assessor's Tax Parcel Number(s): 4393-000-039-0002, P81315

THE GRANTOR BRIAN N. ALBRO and KATHERINE J. ALBRO, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DARREN B. WILKINS, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 39, "HILLTOP HAVEN," as per plat recorded in Volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated March 23, 2004

Brian N. Albro

Katherine J. Albro

1571
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 02 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3738.00
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Brian N. Albro and Katherine J. Albro 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: March 31, 2004

Carrie Huffer

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

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-07

EXCEPTIONS:

- A. COVENANTS, CONDITIONS AND RESTRICTION CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTION, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: September 18, 1978
 Recorded: March 9, 1979
 Auditor's No.: 7903090037
 Executed By: B P & Associate Holdings

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

Declaration: August 25, 1980
 Recorded: August 25, 1980
 Auditor' No.: 8008250078
 Executed By: B P & Associate Holdings

- B. Easement provisions set forth on the face of the Plat, as follows:

"Utility easements are hereby reserved under and upon all lots within the subdivision for the construction, installation, operation, maintenance, renewal and replacement of underground pipes, conduits, cables and wires and other necessary facilities and equipment for the purpose of serving the subdivision and other properties with water, electric, telephone and television services and such other services as might be consistent with the presently proposed use of said property; and said easements, which are parallel with and adjacent to the boundary lines of said lots, being 7 feet wide along all street right-of-way lines, 5 feet wide along rear lot lines and 2.5 feet wide along side lot lines, are hereby granted to those entities which will provide said services and their respective successor or assigns, together with the right to enter upon the lots at all times for the purposes stated.

Those additional water, sewer, drainage and ingress and egress easements which are specifically shown on the face of the Plat are hereby reserved for and granted to the Skagit County Public Utility District, the City of Mount Vernon and/or the owners of the lots particularly benefited thereby for the construction, installation, operation, maintenance, renewal and replacement of those facilities and structures necessary to provide the services for which said easements were reserved, as noted on the face of the Plat, for the subdivision and other property, together with the right to enter upon the lots at all times for the purposes stated."

- C. Provisions contained in the dedication of said Plat, as follows:

"...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

- D. Conveyance of the water system within the Plat of "Hilltop Haven", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded March 20, 1979, under Auditor's File No. 7903200050.

BNA
PK



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