



200404300112  
Skagit County Auditor

4/30/2004 Page 1 of 4 11:26AM

WHEN RECORDED RETURN TO

Name Melba Darlene Maloy

Address 776 Northview Dr

City, State, Zip Burlington, WA 98233



**LAND TITLE  
COMPANY**

FILED FOR RECORD AT REQUEST OF

Land Title #111043-S

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

THE GRANTOR

HANSELL MITZEL L.L.C., A Washington Limited Liability Corporation

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to MELBA DARLENE MALOY, An Unmarried Person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 53, "PLAT OF WEST VIEW", AS PER PLAT RECORDED ON JUNE 4, 2003 UNDER AUDITOR'S FILE NO. 200306040117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, CONVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF. SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

TAX#4818-000-053-0000 (P120546)

APR 30 2004

Dated April 28th, 2004

Amount Paid \$3078.57  
Skagit Co. Treasurer  
By *hp* Deputy

.....  
(Individual)  
.....  
(Individual)

HANSELL MITZEL, LLC  
By *[Signature]*  
(President) Dan R Mitzel,  
By .....  
(Secretary) Member

STATE OF WASHINGTON }  
COUNTY OF ..... } ss.

On this day personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that..... signed the same as..... free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of .....

Notary Public in and for the State of Washington, residing at ..... My appointment expires: .....

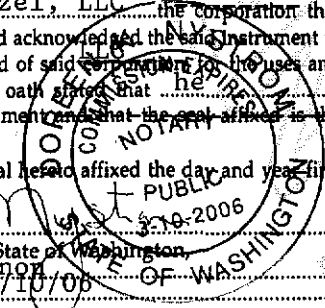
STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

On this 29th day of April 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dan R Mitzel

to me known to be the Member, President and Secretary, respectively of Hansell Mitzel, LLC the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereof affixed the day and year first above written.

*[Signature]*  
Notary Public in and for the State of Washington, residing at Mount Vernon, WA My appointment expires: 3/10/06



**Schedule "B-1"**

**EXCEPTIONS:**

- A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity  
Area Affected: Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open 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: August 26, 2002  
Recorded: September 6, 2002  
Auditor's No.: 200209060017

C. Notes shown on Plat, as follows:

- 1.) Zoning – R1-8.4;
- 2.) Setbacks: Front yard – minimum mean depth of 20 feet. Side yard – Minimum mean width 5 feet. The total of the two side yards shall be 15 feet. A minimum of one 10 foot side yard shall be provided per lot to facilitate access to the rear yard by reasonably sized vehicles. Side of building means the outer face of any part of the building roof eaves. Rear yard – Minimum mean depth of 20 feet. No boats or RV parking will be allowed in the front setback area.
- 3.) Sewage Disposal – City of Burlington  
Water – Skagit County PUD  
Power – Puget Sound Energy  
Telephone – GTE  
Gas – Cascade Natural Gas  
Cable – TCI Cable  
Storm – City of Burlington
- 4.) All lots within this subdivision are subject to impact fees for schools, fire, and parks, payable upon issuance of a building permit.
- 5.) This survey has depicted existing fence lines and other occupational indicators in accordance with W.A.C. CH. 332.130, These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.



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**Schedule "B-1"**

**EXCEPTIONS CONTINUED:**

**C. (continued):**

- 6.) Subject to the declaration of covenants, conditions and restrictions as recorded under Auditor's File No. 200306040116, which establishes ownership and maintenance responsibilities for private drainage facilities.
- 7.) This subdivision lies within zone "B" and Zone A-7 on flood insurance Map 530153-0001-B, dated January 3, 1985, the City of Burlington has assigned a finished floor elevation of 26.00 feet to all houses within this plat.
- 8.) Lots 19, 20, 21 and 22 are limited to a 1-story dwelling only.
- 9.) Lots 1 through 13 are subject to and together with a 10.00 foot drainage easement for the benefit of Lots 1 through 13 and the maintenance and other responsibilities and obligations are spelled out in the CCR's as referenced under Note No. 6 above.
- 10.) The existing house and garage on Lots 1 to 3 will be removed prior to any new construction thereon.

**D. Easement shown on Plat, as follows:**

**UTILITY EASEMENT**

"An easement is hereby reserved for and granted to the City of Burlington, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broad Band and their respective successors and assigns under and upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

**PRIVATE DRAINAGE AND SEWER EASEMENTS**

Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.

The City of Burlington is hereby granted the right to enter said easements for emergency purposes at its own discretion."



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**Schedule "B-1"**

**EXCEPTIONS CONTINUED:**

**E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:**

Declaration Dated:	June 3, 2003
Recorded:	June 4, 2003
Auditor's No.:	200306040116
Executed By:	Hansell Mitzel LLC



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