

AFTER RECORDING MAIL TO:
Michael M. Hutchins
14457 Ashley Place
Anacortes, WA 98221



200405280178
Skagit County Auditor

5/28/2004 Page 1 of 2 12:40PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112202-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Seth L. Kiser and Sherri L. Kiser
Grantee(s): Michael M. Hutchins and Rosemarie A. Hutchins
Abbreviated Legal: Lot 4, Sunrise Est. #2.
Assessor's Tax Parcel Number(s): P108542/4669-000-004-0000

THE GRANTOR Seth L. Kiser and Sherri L. Kiser, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael M. Hutchins and Rosemarie A. Hutchins, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "PLAT OF SUNRISE ESTATES DIVISION II," as per plat recorded in Volume 16 of Plats, pages 92 and 93, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

2655
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

MAY 28 2004

Dated May 25, 2004

Seth L. Kiser

Amount Paid \$ 6497.00
Skagit Co. Treasurer
By Sherri L. Kiser Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Seth L. Kiser and Sherri L. Kiser the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 28, 2004

Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2004

EXCEPTIONS:

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

"...the rights 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 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, General Telephone Company, Valley 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. Minimum Setback Requirements on the face of the Plat, as follows:

8 foot setback on interior lot line;

25 foot setback on rear lot line;

35 foot setback on street right of way (25 foot on minor access and dead end streets).

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

Declaration Dated:

Not disclosed

Recorded:

April 5, 1996

Auditor's No.:

9604050039

Executed By:

Marvin D. Portis, Kenny L. Portis and Jeanette M. Portis



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Skagit County Auditor