

AFTER RECORDING MAIL TO:  
Douglas W. Shoup  
7129 19<sup>th</sup> Drive Northeast  
Maryville, WA 98271



200406150121  
Skagit County Auditor

6/15/2004 Page 1 of 2 11:47AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81378

### Statutory Warranty Deed

Grantor(s): Jonathan Manley and Lori Manley  
Grantee(s): Douglas W. Shoup  
Assessor's Tax Parcel Number(s): 4224-000-018-0002 (P78729)

FIRST AMERICAN TITLE CO.

B01378E

THE GRANTOR Jonathan Manley and Lori Manley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas W. Shoup, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, "DUKE'S HILL ESTATES DIVISION NO. 3", as per plat recorded in Volume 11 of Plats, Page 10, records of Skagit County, Washington.

SUBJECT TO: Permitted Exceptions in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 9 2004

Jonathan Manley

Lori Manley

2986

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 15 2004

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2901.40  
Skagit Co. Treasurer  
By indm Deputy

I certify that I know or have satisfactory evidence that Jonathan Manley and Lori Manley, the persons 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.

Date: 6/10/04

Notary Public in and for the State of Washington  
Residing at FERNDALE  
My appointment expires: 06/19/07

NOTARY PUBLIC  
STATE OF WASHINGTON  
B. ELIZABETH THOMPSON  
My Appointment Expires  
JUNE 19, 2007

Exhibit "A"

A. 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: April 24, 1975  
Recorded: April 30, 1975  
Auditor's No.: 816752  
Executed By: D-C Land and Development Company, Inc. and Dujardin Custom Homes, Inc.

B. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Dukes Hill Estates Division No. 3  
Recorded: February 27, 1975  
Auditor's No.: 814000  
(copy attached)

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Washington Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) 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 and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."
2. Right of the public 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 avenue shown hereon.
3. Easements for drainage and utilities - affecting Lots 1, 8 - 10, 13, 14, 17 - 20

