

AFTER RECORDING MAIL TO:  
Kenneth R. Brown  
1404 22nd Street  
Anacortes, WA 98221



200406170117  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 81518

FIRST AMERICAN TITLE CO.  
81518-E-1

### Statutory Warranty Deed

Grantor(s): Keith Richard Brown and Linda Louise Brown  
Grantee(s): Kenneth R. Brown  
Assessor's Tax Parcel Number(s): 4546-000-029-0008 P95658

THE GRANTOR Keith Richard Brown and Linda Louise Brown, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth R. Brown, a married man as his sole and separate property, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 29, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", as per plat recorded in Volume 14 of Plats, pages 154 and 155, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: June 15, 2004.

Keith R. Brown

Linda L. Brown

# 3068  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 17 2004  
5268<sup>80</sup>

STATE OF Washington }  
COUNTY OF Skagit } SS:

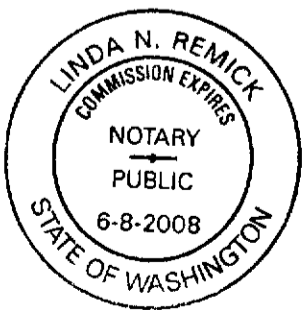
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Keith Richard Brown and Linda Louise Brown are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-15-04

Linda N. Remick

Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 6-7-04



SCHEDULE "B-1"

**Exceptions:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Hilltop Haven Division No. 4  
Recorded: November 7, 1990  
Auditor's No: 9011070029  
(Copy attached)

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Company and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
2. Know all men by these presents that Dujardin Development Company, a Washington Corporation, owner in fee simple, and Frontier Bank, a Washington Corporation, Mortgage Holder of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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.
3. Ten foot wide utility easement as delineated on the face of said plat.
4. Drainage easement affecting the North 30' of Lots 25, 27-30, 33 and 34 and affecting the Southerly 20' of Lots 1, 8-10, 12, 13, 37, 38 and 39.
5. 25' utility easement affecting Lots 33, 34 and 35
6. 30' water easement affecting Lots 35 and 36
7. 20' sewer easement affecting Lots 32 and 38
8. 20' PUD easement affecting Lots 27 and 28

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:**

Dated: July 18, 1986  
Recorded: July 21, 1986  
Auditor's No: 8607210126

Said covenants were re-recorded under Auditor's File No. 8707200074 to add additional lots to said covenants, a copy of which is hereto attached.



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C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
Dated: April 23, 1990  
Recorded: May 7, 1990  
Auditor's No: 90005070086  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: Exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 17, 1990  
Recorded: November 8, 1990  
Auditor's No: 9011080064  
Executed by: Dujardin Development Company



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