

AFTER RECORDING MAIL TO:
Michael G. Yeoman, Sr. and Marlene L. Yeoman
826 Southview Drive
Burlington, WA 98233



200406290015
Skagit County Auditor

6/29/2004 Page 1 of 3 8:51AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110983-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Hansell Mitzel L.L.C.
Grantee(s): Michael G. Yeoman, Sr. and Marlene L. Yeoman
Abbreviated Legal Lot 26, "PLAT OF WEST VIEW,"
Assessor's Tax Parcel Number(s): 4818-000-026-0000, P120519

THE GRANTOR HANSELL MITZEL L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL G. YEOMAN, SR. and MARLENE L. YEOMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 26, "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: Schedule "B-1" attached hereto and made a part thereof.

Dated June 1, 2004

Hansell Mitzel L.L.C.

By Jeffrey D. Hansell, Managing Partner

3292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2004

Amount Paid \$ 3783.78
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Jeffrey D. Hansell
is _____ the person who appeared before
me, and said person acknowledged that he _____ signed this instrument, on oath stated He is
authorized to execute the instrument and is Managing Partner
of Hansell Mitzel, L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 25, 2004

[Signature]
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. 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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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."

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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