

AFTER RECORDING MAIL TO:
Mr. and Mrs. Patrick L. Mullen
14436 Austin Place
Anacortes, WA 98221



200407140135
Skagit County Auditor

7/14/2004 Page 1 of 3 2:42PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81604

FIRST AMERICAN TITLE CO.
A 81604-E-2

Statutory Warranty Deed

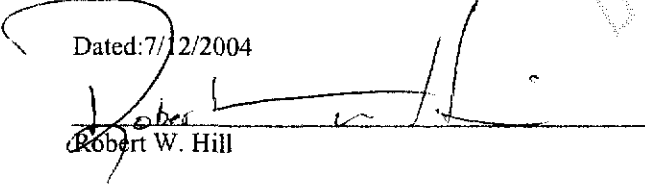
Grantor(s): Robert W. Hill and Rebecca H. Hill
Grantee(s): Patrick L. Mullen and Kristina L. Mullen
Assessor's Tax Parcel Number(s): 4669-000-013-0000 (P108551)

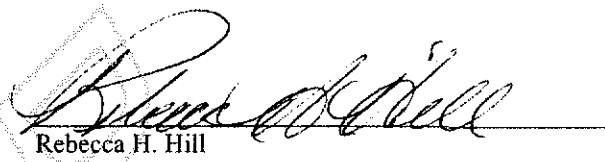
THE GRANTOR Robert W. Hill and Rebecca H. Hill, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick L. Mullen and Kristina L. Mullen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "SUNRISE ESTATES DIVISION NO. II", according to the plat recorded in Volume 16 of Plats, pages 92 and 93, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions or other Exceptions attached hereto as Schedule B-1

Dated: 7/12/2004


Robert W. Hill


Rebecca H. Hill

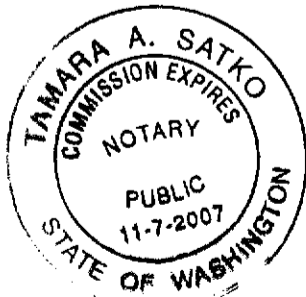
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert W. Hill and Rebecca H. Hill, the persons 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.

Date: 7/12/04

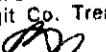


Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07



3616
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2004

Amount Paid \$ 5,473.00
By  Skagit Co. Treasurer
Deputy

SCHEDULE "B-1"

Exceptions:

A. WAIVER AND COVENANT NOT TO SUE AND THE TERMS AND CONDITIONS THEREOF:

From: Marvin Portis
Recorded: February 12, 1988
Auditor's No.: 8802120032
Regarding: Building on an area of high water table, steep slope or unstable soil

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: October 19, 1988
Recorded: October 27, 1988
Auditor's No.: 8810270098
Executed By: Kenny L. Portis and Katherine T. Portis and Jeannette M. Portis and Marvin D. Portis

C. 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: November 9, 1989
Recorded: November 14, 1989
Auditor's No.: 8911140111
Executed By: Kenny L. Portis and Katherine T. Portis, Jeanette M. Portis and Marvin D. Portis

Said covenants replace original covenants which were recorded under Auditor's File Number 8908210015.

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

Plat/Subdivision Name: Sunrise Estates Division No. II
Recorded: April 2, 1996
Auditor's No: 9604020065

(Copy attached)

Said matters include but are not limited to the following:

1. "...declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over across any lot or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon.



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Following reasonable grading of roads and ways hereon, 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."

2. 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 at all times for the purpose stated.

3. Drainage easements as delineated.

4. Access locations.

5. Setback requirements.

E. 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:	April 5, 1996
Recorded:	April 5, 1996
Auditor's No.:	9604050039
Executed By:	Marvin D. Portis; Kenny L. Portis and Jeanette M. Portis

