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AFTER RECORDING MAIL TO:



200407280083

Skagit County Auditor

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Name AMERICAN ESCROW, INC.

Address P.O. BOX 1149

City, State, Zip STANWOOD, WASHINGTON 98292

Filed for Record at Request of: 20993

FIRST AMERICAN TITLE CO.

81968-1

STATUTORY WARRANTY DEED

THE GRANTOR(S) CHARLES REDFORD, AN UNMARRIED MAN

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys, and warrants to **HOWARD L. BONO AND BARBARA J. BONO, HUSBAND AND WIFE**

the following described real estate, situated in the County of **SKAGIT**, State of Washington:

TRACT 20, "BURLINGTON HILL ESTATES", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel/Account Number: 4370-000-020-0000 / #P80563

Dated: JULY 23, 2004

Charles Redford

#3917
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

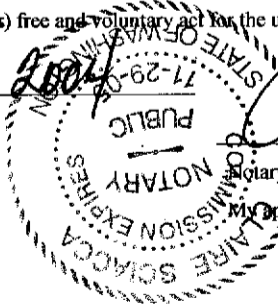
CHARLES REDFORD

STATE OF Washington)
COUNTY OF Inchewaith)-ss

JUL 28 2004
Amount Paid \$ 3382.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that *******CHARLES REDFORD*******
(is/~~are~~) the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that (he/~~she/they~~) signed this instrument and
acknowledged it to be (his/~~her/theirs~~) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2004
[Signature]
Notary Public in and for the state of Washington
My appointment expires: 11-29-2005



Order No: 81968

SCHEDULE "B-1"**EXCEPTIONS:****A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name:	Burlington Hill Estates
Recorded:	February 1, 1978
Auditor's No:	873052

Said matters include but are not limited to the following:

1. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

2. An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Continental Telephone Company, Nationwide Cablevision and their respective successors and assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, 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, telephone and cablevision service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

3. All lots in this plat will be included in the drainage district for the enhancement of the drainage characteristics of Gages Slough when and if the same is formed.

The cul-de-sac easement provided is temporary. The easement will terminate upon extension of Hill Court. Upon termination of easement, the ownership of affected properties will revert back to adjacent lots as shown.

4. 15 foot drainage easement affecting the Southerly portion of Lots 7 and 8.

5. 10 foot drainage easement affecting the East 5 feet of Lot 6 and the West 5 feet of Lot 7.



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