

AFTER RECORDING MAIL TO:
Christopher John Hagedorn
1726 S. 7th Street
Mount Vernon, WA 98273

200408020192
Skagit County Auditor
8/2/2004 Page 1 of 3 3:13PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81885

FIRST AMERICAN TITLE CO.
81885-E-1

Statutory Warranty Deed

Grantor(s): Scrupps Development Corp.
Grantee(s): Christopher John Hagedorn
Assessor's Tax Parcel Number(s): 4397-000-027-0002 P81404

THE GRANTOR Scrupps Development Corporation, a Washington corporation, who also appears of record as Scrupps Development, Inc., a Washington corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher John Hagedorn, a single man, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 27, "PLAT OF LOGAN CREEK P.U.D.", according to the plat thereof, recorded in Volume 12 of Plats, pages 56 and 57, records of Skagit County, Washington;

EXCEPT the Northerly 2.10 feet;

TOGETHER WITH the Northerly 5.57 feet of Lot 26 of said "PLAT OF LOGAN CREEK P.U.D.".

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 July 20, 2004

4044
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 02 2004

SCRUPPS DEVELOPMENT CORPORATION

Amount Paid \$ 3337.50
Skagit Co. Treasurer
By *[Signature]* Deputy

BY: *[Signature]*
William P. Scrupps, President

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence William P. Scrupps 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 as President of Scrupps Development Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7-23-04

[Signature]

Notary Public in and for the State of Washington
Residing at Skagit
My appointment expires: 6-8-08



SCHEDULE "B-1"

Exceptions:

A 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 23, 1980
Recorded: October 24, 1980
Auditor's No.: 8010240039

Above covenants, conditions and restrictions were amended as hereto attached under Auditor's File No. 8405170054.

Above covenants, conditions and restrictions were amended as hereto attached under Auditor's File No. 8603110028.

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

Plat/Subdivision Name: Logan Creek Planned Unit Development
Recorded: May 2, 1979
Auditor's No.: 7905020011
(Copy attached)

Said matters include, but are not limited to, the following:

1. Easement is hereby provided for all public and private utilities including but not limited to the city of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company and Cascade Natural Gas Company, and their respective successors or assigns and upon the exterior seven (7) feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.
2. Right of the public to make necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alley and roads, as dedicated in the Plat.
3. Easement for drainage purposes affecting the Northerly and Westerly portion of Lot 43.
4. 7 foot utility easement along South line of Lot 43 abutting Fulton Street
5. Easement affecting the South 69 feet of the East 10 feet of Lot 43.

C EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Dated: August 9, 1974
Recorded: October 15, 1974
Auditor's No.: 808876
Purpose: Sewer pipe
Area Affected: South 10 feet of Tract 44 and South 10 feet of Common Area



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D. RESERVATION CONTAINED IN DEED

Executed by: Scrupps Development Corporation
Recorded: July 31, 2003
Auditor's No.: 200307310264
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and described on "Exhibit A" attached hereto. This boundary line adjustment is hereby approved."

E. RESERVATION CONTAINED IN DEED

Executed by: Scrupps Development Corporation
Recorded: July 31, 2003
Auditor's No.: 200307310265
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and described on "Exhibit A" attached hereto. This boundary line adjustment is hereby approved."



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