

4

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kurt Hilt

1918 80th Ave NE
Everett WA 98205



200408120104

Skagit County Auditor

8/12/2004 Page 1 of 4 1:50PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82007

FIRST AMERICAN TITLE CO.
B82007-E-1

Statutory Warranty Deed

Grantor(s): Sherry Woods
Grantee(s): Kurt Hilt and Robin Hilt
Assessor's Tax Parcel Number(s): 4518-000-002-0005 P83712

THE GRANTOR Sherry L. Woods, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt Hilt and Robin Hilt, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4B, "REPLAT OF LOT 4 OF HORIZON DIVISION II", according to the plat thereof recorded in Volume 14 of Plats, pages 89 - 90, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A.

Dated: August 2, 2004

Sherry Woods

4252
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 12 2004

4770.40

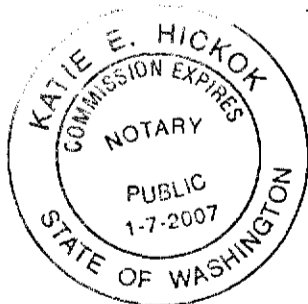
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sherry Woods, 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: 8-5-04

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-2-07



SCHEDULE "B-1"

Exceptions:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 1, 1979
Recorded: November 9, 1979
Auditor's No: 7911090023
Executed by: Lloyd H. Johnson and Lyla Johnson, husband and wife

Said covenants are a rerecording of covenants recorded November 2, 1979 under Auditor's File No. 7911020002.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 15, 1980
Recorded: February 1, 1980
Auditor's No: 8002010053
Executed by: Lloyd H. Johnson and Lyla Johnson, husband and wife, Beverly Rasar, a single person, Blakely Marina, a Washington Partnership, and Marvin Swanson, a single man

The above covenants were amended by instrument recorded under Auditor's File No. 8312090030.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation
Dated: June 17, 1982
Recorded: June 25, 1982
Auditor's No: 8206250034
Purpose: Maintenance of slopes of proposed road known as Continental Place
Area Affected: A 10 foot strip in the Easterly portion

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 24, 1985
Recorded: January 24, 1985
Auditor's No: 8501240033
Executed by: Lloyd H. Johnson and Lyla J. Johnson, husband and wife



200408120104
Skagit County Auditor

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

Plat/Subdivision Name: Horizons Division II
Recorded: December 28, 1984
Auditor's No: 8412280028

Said matters include but are not limited to the following:

1. Tract "A" is a Private Road and utility easement for the use and benefit of Lots 1 through 10 inclusive of this plat and the public and private utilities noted below. The maintenance of said Private Road will be in accordance with MAINTENANCE AGREEMENT and COVENANTS, CONDITIONS AND RESTRICTIONS recorded under Auditor's File No. 8501240033.
2. An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Co., Continental Telephone Co., Cascade Natural Gas Co., Skagit County P.U.D. No. 1, Nationwide Cablevision and their respective successors and assigns under and upon the exterior 7 and 9 feet of front (as shown hereon) lines of all lots and tracts, 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 and other property, 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 causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. 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 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.
4. Drainage easement affecting the Westerly 10 feet of said premises.

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

Plat/Subdivision Name: Replat of Lot 4 of Horizon Division II
Recorded: October 3, 1989
Auditor's No: 8910030021

Said matters include but are not limited to the following:


1. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 and 9 feet of the front boundary lines of all lots and tracts, in which to



200408120104
Skagit County Auditor

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 and other property, 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 causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

2. 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 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.


200408120104
Skagit County Auditor
8/12/2004 Page 4 of 4 1:50PM