

AFTER RECORDING MAIL TO:  
Michael S. Jones and Kathryn L. Jones



200408300262  
Skagit County Auditor

8/30/2004 Page 1 of 4 3:10PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B81949

### Statutory Warranty Deed

Lot 49, "PLAT OF WEST VIEW"

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): 4818-000-049-0000 P120542

B81949E

THE GRANTOR Hansell Mitzel LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Dean Jones and Kathryn Jones as Co-Guardians of The Estate of Michael S. Jones, an incapacitated person pursuant to Superior Court of The State of Washington in and for Skagit County No. 01-4-00269-4, and Kathryn Jones, wife of Michael S. Jones the following described real estate, situated in the County of Skagit, State of Washington.

Lot 49, "PLAT OF WEST VIEW", as recorded June 4, 2003, under Skagit County Auditor's File No. 200306040117.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated August 25, 2004

Hansell Mitzel LLC

By: Jeff Hansell, Managing Member

4648  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

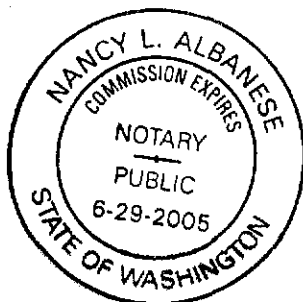
AUG 30 2004

Amount Paid \$ 3,457.21  
Skagit Co. Treasurer  
By Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence \_\_\_\_\_ Jeffrey Hansell \_\_\_\_\_ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is \_\_\_\_\_ Managing member \_\_\_\_\_ of HANSELL MITZEL LLC \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8/26/04



Notary Public in and for the State of WA  
Residing at \_\_\_\_\_  
My appointment expires: 6-29-05

**Exceptions:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: December 24, 1986  
Auditor's No: 8612240005

Said matters include but are not limited to the following:

Among the matters disclosed by said Survey is mislocated fence affecting portion of Parcel "B", in Tract 48.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc.  
Dated: August 26, 2002  
Recorded: September 6, 2002  
Auditor's No: 200209060017  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and 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 road 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.

**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: June 3, 2003  
Recorded: June 4, 2003  
Auditor's No: 200306040116  
Executed by: Dan R. Mitzel, Managing Member Hansell Mitzel LLC



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

Plat/Subdivision Name: West View  
Recorded: June 4, 2003  
Auditor's No: 200306040117  
(Copy attached)

Said matters include but are not limited to the following:

1. 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.
2. 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
3. All Lots within this subdivision are subject to Impact fees for schools, fire, and parks, payable upon issuance of a Building Permit.
4. 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.
5. 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.
6. Lots 19,20,21 and 22 are limited to a 1-story dwelling only.
7. 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.
8. The existing house and garage on Lots 1 to 3 will be removed prior to any new construction thereon.
9. Dedication - Know all men by theses presents that Hansell Mitzel, L.L.C., a Washington Limited Liability Company and Horizon Bank, a Washington State Corporation, owners in fee simple or contract purchasers and mortgage or lien holders of the land hereby platted, declare this Plat and dedicate to the use of the public forever, the streets, avenues and pump station tract, if any, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the Lots and blocks shown hereon in the original reasonable grading of all such streets and avenue shown hereon.



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10. 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.

11. 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.

12. Drainage Easement for benefit of Lots 1-13 (Affects Lots 1-13)

13. 10 foot Utility Easement (Affects the exterior portion of lots abutting streets)

14. Private Drainage Easement (Affects East 7.5 feet of Lots 33 and 53 and the West 2.5 feet of Lots 34 and 52)

15. Fenceline locations as delineated on face of map.

16. 20 foot Emergency access easement (Affects Lots 24 and 25)

17. 5 foot Private Drainage Easement (Affects Lots 12 and 13)



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