



200408310128
Skagit County Auditor

AFTER RECORDING MAIL TO:

Michael E. Donaldson and Virginia Dee Donaldson Trust &/or assign. 8/31/2004 Page 1 of 2 1:46PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81844

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B81844E

Grantor(s): Richard L. Carey and Betty J. Carey
Grantee(s): Michael E. Donaldson and Virginia Dee Donaldson Trust
Assessor's Tax Parcel Number(s): 4224-000-008-0004 P78718

THE GRANTOR Richard L. Carey and Betty J. Carey, husband and wife as to any and all interest in property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Michael E. Donaldson and Virginia D. Donaldson, Trustees of The Michael E. and Virginia D. Donaldson Trust, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "DUKE'S HILL ESTATES DIVISION NO. 3", as per plat recorded in Volume 11 of Plats, page 10, records of Skagit County, Washington.

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

Dated: August 24, 2004

Richard L. Carey
Richard L. Carey

4092
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Betty J. Carey
Betty J. Carey

AUG 31 2004

Amount Paid \$ 1223.75
Skagit Co. Treasurer
By *W* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard L. Carey and Betty J. Carey, 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: 8-31-04

Katie E. Hironaka

Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1-7-07

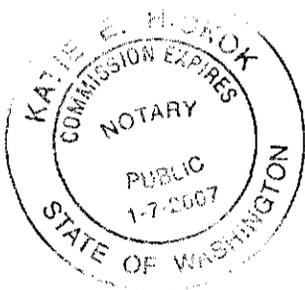


EXHIBIT A

Exceptions:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: April 24, 1975
Recorded: April 30, 1975
Auditor's No.: 816752
Executed By: D-C Land and Development Company, Inc. and
Dujardin Custom Homes, Inc.

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

Plat/Subdivision Name: Dukes Hill Estates Division No. 3
Recorded: February 27, 1975
Auditor's No.: 814000
(copy attached)

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Washington Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) 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 and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."
2. Right of the public 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.
3. Easements for drainage and utilities – affecting Lots 1, 8 – 10, 13, 14, 17 – 20

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington
Recorded: February 13, 1975
Auditor's No.: 813418
Purpose: Pipe or pipes, line or lines for the transportation of
water
Area Affected: A strip of land 15 feet in width lying 7.5 feet each side
of a centerline described as follows:

Beginning at the Southeast corner of Lot 9 of the Plat of "Duke's Hill Estates, Division No. 3" in Sedro Woolley, Washington; thence South 57 degrees 59'20" West, along the Southerly line of said Lot 9, 100 feet; thence North 87 degrees 0'40" West to the West line of said Lot 9.



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