

AFTER RECORDING MAIL TO:
Joyce Machaffie Young
2818 Washington Blvd.
Anacortes, WA 98221

200409150008
Skagit County Auditor
9/15/2004 Page 1 of 3 8:48AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113403-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): M Hawk Construction, Inc.
Grantee(s): Joyce Machaffie Young
Abbreviated Legal: Lot 34, Wash. Park Estates.
Assessor's Tax Parcel Number(s): P117660/4770-000-034-0000

THE GRANTOR M Hawk Construction, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joyce Machaffie Young, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 34, "PLAT OF WASHINGTON PARK ESTATES," as per plat recorded on November 29, 2000, under Auditor's File No. 200011290068, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

4967
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated September 8, 2004

SEP 15 2004

M Hawk Construction, Inc.

Amount Paid \$
Skagit Co. Treasurer
By Deputy

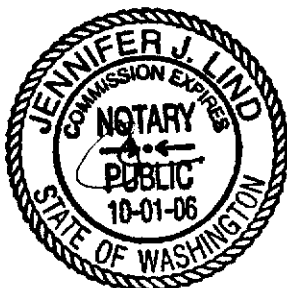
Martin D. Hochfeld, President
By: Martin D. Hochfeld, President

by Judy Moore his attorney in fact

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 9th day of September 2004 before me personally appeared Judy Moore, to me known to be the individual described in and who executed the foregoing instrument herself as Attorney in Fact for Martin D. Hochfeld President of M Hawk Construction and acknowledged that She signed and sealed the same as Her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written
(Seal)



Jennifer J. Lind
XXXXXXXXXX Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at XXXXXXXXXXXXXXXXXXXX Bow
My appointment expires: XXXXXXXXXX 10/01/2006

EXCEPTIONS:**A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:**

Recorded: August 29, 1962
 Auditor's No.: 625661
 Executed By: A.F. Gratzner
 As Follows:

It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J. K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364, respectively, under Auditor's File No. 596207, records of Skagit county, Washington, and waive any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: November 28, 2000
 Recorded: November 29, 2000
 Auditor's No.: 200011290067
 Executed By: William Obrock and John J. Piazza

AMENDMENT THERETO:

Recorded: May 30, 2001
 Auditor's No.: 200105300157

C. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

"...hereby declare this plat and dedicate to the use of the public forever all streets, avenues and public places for any and all public purposes, not inconsistent with the use thereof for public highway purposes. Also, all claims for damage by the owners and their successors and assigns against any governmental authority are waived which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of said roads. The undersigned owners in fee simple and mortgage holder also dedicate to the Sunset Cove Development Homeowners Association the storm sewer easement as shown hereon and common areas as defined in the declaration of covenants, conditions and restrictions recorded separately and referenced hereon.

D. UTILITIES EASEMENT CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade National Gas Corp., TCI Cablevision of Washington, Inc., other public franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat. 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 restoring the property to conditions found prior to work within the easement.



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EXCEPTIONS CONTINUED:

E. NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. This survey was performing in the field using a Leica TCA1105 Electronic Distance Measuring Theodolite;
2. Zoning: R2 - Residential Low Density.
3. Sewage Disposal: City of Anacortes.
4. Water: City of Anacortes.



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