

AFTER RECORDING MAIL TO:
Ms. Hailee A. Lopez
20414 Eastgate Way
Burlington, WA 98233



200409270198
Skagit County Auditor

9/27/2004 Page 1 of 3 3:26PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113626-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): J. Scott Hollinger and Diana J. Hollinger
Grantee(s): Hailee A. Lopez
Abbreviated Legal: Lot 11, Brown & McMillen #1
Assessor's Tax Parcel Number(s): 4501-000-011-0003, P83496

THE GRANTOR J. SCOTT HOLLINGER and DIANA J. HOLLINGER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HAILEE A. LOPEZ, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "PLAT OF BROWN AND McMILLEN DIV. NO. 1," as per plat recorded in Volume 14 of Plats, pages 57 and 58, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through G, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113626-SE attached hereto and made part hereof

Dated September 15th, 2004

J. Scott Hollinger

Diana J. Hollinger

5187
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

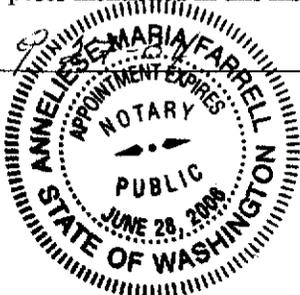
STATE OF Washington }
COUNTY OF Skagit } SS:

SEP 27 2004

Amount Paid: 30000.00
By Deputy

I certify that I know or have satisfactory evidence that J. Scott Hollinger the person who appeared before me, and said person acknowledged that signed this instrument and acknowledge it to be His free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____



Anneliese Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

STATE OF Idaho }
COUNTY OF Canyon } SS:

I certify that I know or have satisfactory evidence that Diana J. Hollinger
the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 9-23-04



**AMY REINERTSON
NOTARY PUBLIC
STATE OF IDAHO**

Notary Public in and for the State of Idaho
Residing at Nowpa ID
My appointment expires: 9-20-2010



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EXCEPTIONS:

A. Dedication contained on the face of said Plat, as follows:

"We hereby declare this plat and dedicate to the use of the public forever the use as roads and ways, and the right 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 water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-ways, or to hamper proper road drainage. Any enclosing or drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner."

B. Easement provisions contained on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, and telephone service, together with the right to enter upon lots at all times for the purposes stated."

C. Notes contained on the face of said Plat, as follows:

1. Buyer should beware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction.
2. Front yard residential set back line is shown hereon. For details of remaining setback requirements, See Skagit County Zoning Ordinance Chapter 14.04 Skagit County Code.
3. Current Zoning District is residential (R).

D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISION FOR LEVY OF ASSESSMENTS AS CONTAINED IN INSTRUMENT AS HERETO ATTACHED.

Dated: October 13, 1988
Recorded: October 18, 1988
Auditor's No.: 8810180028
Executed By: Allen D. Brown, et ux, et al

E. Terms and conditions of the Articles of Incorporation for Eastgate Way Association as recorded November 1, 1988, under Auditor's File No. 8811010014.

F. A 7 foot Utility Easement as delineated on the face of the Plat.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Building set back
Area Affected: As shown on the face thereof



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