

AFTER RECORDING MAIL TO:

Lisa M. Roberson
1011 Sterling Street
Sedro Woolley, WA 98284



200411190081
Skagit County Auditor

11/19/2004 Page 1 of 2 1:30PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114195-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Estate of Virginia C. Rodgers
Grantee(s): Lisa M. Roberson
Abbreviated Legal : Lot 12, Hendrickson Add.
Assessor's Tax Parcel Number(s): 4340-000-012-0007, P79554

THE GRANTOR TIM J. RODGERS, as Personal Representative of the Estate of Virginia C. Rodgers, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LISA M. ROBERSON, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "HENDRICKSON ADDITION TO SEDRO WOOLLEY," as per plat recorded in Volume 11 of Plats, page 44, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated November 16, 2004

6247
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Estate of Virginia C. Rodgers

Tim J. Rodgers
By: Tim J. Rodgers, Personal Representative

NOV 19 2004

Amount Paid \$ 3252.06
Skagit Co. Treasurer
By *LP* Deputy

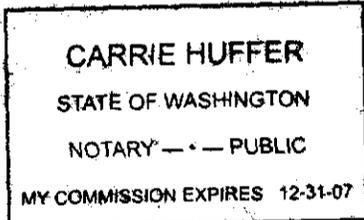
STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Tim J. Rodgers
is _____ the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Personal Representative
of Estate of Virginia C. Rodgers
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 17, 2004

Carrie Huffer

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. Easement provisions as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone of the Northwest & Nationwide Cablevision, and their respective successors and assigns under and upon the exterior seven feet parallel with 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 purpose stated. All other easements are as shown on the face of the Plat."

B. The right of the public to make necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat. The right to continue to drain said streets, roads and ways over and across any lots, where water might take a natural course, in the original reasonable grade of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural courses so as to discharge upon any public road right of way, or to hamper road drainage. 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.

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

Declaration Dated: March 9, 1977
Recorded: March 11, 1977
Auditor's No.: 852429
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife and First Federal Savings and Loan Association of Mount Vernon

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utility purposes
Affects: North 10 feet



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