

AFTER RECORDING MAIL TO:
Mr. and Mrs. Donald R. Mock
12482 Eagle Drive
Burlington, WA 98233



200411290097
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83110

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Statutory Warranty Deed

Grantor(s): R. Dan Pattok and Peggy Jo Pattok
Grantee(s): Donald R. Mock and J. Patricia Mock
Assessor's Tax Parcel Number(s): 4333-000-035-0009, P79360

FIRST AMERICAN TITLE CO.

A83110E

THE GRANTOR R. Dan Pattok and Peggy Jo Pattok, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald R. Mock and J. Patricia Mock, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 35, "COUNTRY CLUB ADD. NO. 5", as per plat recorded in Volume 11 of Plats, pages 32 and 33, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: November 19, 2004

R. Dan Pattok

Peggy Jo Pattok

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that R. Dan Pattok and Peggy Jo Pattok, 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: 11-23-04

Notary Public in and for the State of Washington
Residing at Anacortes, Wa
My appointment expires: 2-20-07



6369
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 29 2004

Amount Paid \$ 5087.10
Skagit Co. Treasurer
By cb Deputy

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 14, 1956
Recorded: October 4, 1956
Auditor's No.: 542450
Purpose: Gas pipeline or pipelines
Area Affected: The exact location of said right-of-way is not disclosed on the record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: December 11, 1975
Recorded: December 23, 1975
Auditor's No.: 827767
Executed By: D-C Land & Development Company, Inc., a Washington Corporation

Said Covenants, Conditions and Restrictions were amended by instrument recorded under Auditor's No. 855948, as hereto attached.

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

Plat/Subdivision Name: Country Club Addn. No. 5
Recorded: December 23, 1975
Auditor's No: 827765

Said matters include but are not limited to the following:

1. The right contained in the dedication of the plat 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in the culverts or drains or rerouting thereof across 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.

2. An easement is hereby reserved for, and granted to Puget Sound Power & Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose 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.



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