

AFTER RECORDING MAIL TO:
Mr. Gerald D. Fischer
P.O. Box 1989
Mariposa, CA 95338

200412150097
Skagit County Auditor
12/15/2004 Page 1 of 2 1:38PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83127

Statutory Warranty Deed

Grantor(s): Edward H. Hawkings and Christine Hawkings
Grantee(s): Gerald D. Fischer
Assessor's Tax Parcel Number(s): P113566, 4717-000-025-0000

FIRST AMERICAN TITLE CO.
A83127E

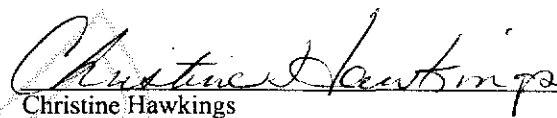
THE GRANTOR Edward H. Hawkings and Christine Hawkings, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gerald D. Fischer, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 25, "CRANBERRY HEIGHTS PHASE II", as per plat recorded in Volume 17 of Plats, pages 10 and 11, records of Skagit County, Washington.

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

Dated: December 6, 2004

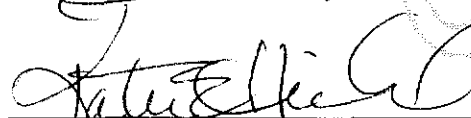

Edward H. Hawkings

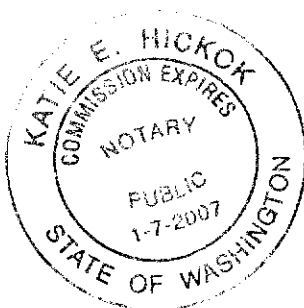

Christine Hawkings

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edward H. Hawkings and Christine Hawkings, 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: 12-7-04


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



6721
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2004

Amount Paid \$ 1602-
By lp Skagit Co. Treasurer Deputy

EXHIBIT A

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Rock Ridge L.L.C.
And: Edward Hawkings
Dated: April 24, 1997
Recorded: April 25, 1997
Auditor's No.: 9704250157
Regarding: Development Agreement

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

Plat/Subdivision Name: Cranberry Heights Phase II
Recorded: July 10, 1998
Auditor's No: 9807100106

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to The City of Anacortes; Puget Sound Energy; Cascade Natural Gas; GTE of the Northwest; TCI Cablevision; and their respective successors and assigns under and upon the exterior five (5) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, 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 the lots at all times for the purposes stated.
2. Water - City of Anacortes
3. Sewer - City of Anacortes
4. Front yard minimum set backs for this subdivision have been reduced to five (5) feet
5. "...to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc., shown on this Plat in the reasonable original grading of all the streets, avenues, places, etc., shown hereon."
6. Easement for utility purposes affecting Lots 25, 27-29, 31, 32, 35, 36, 38, 40
7. Easement for drainage purposes affecting Lots 26-29

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 10, 1998
Recorded: July 21, 1998
Auditor's No: 9807210086
Executed by: Edward H. Hawkings and Christine Hawkings,
husband and wife

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9807100107.



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Skagit County Auditor