

AFTER RECORDING MAIL TO:
Mr. Mark A. Hendrickson
8100 Reynolds Mill Road
Seven Valleys, PN 17360



200412150140
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83140

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FIRST AMERICAN TITLE CO.
Statutory Warranty Deed B83140E

Assessor's Tax Parcel Number(s): P78174, 4206-000-034-0004

THE GRANTOR George W. Petersen and Joan M. Petersen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark A. Hendrickson, as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 34, "THE UPLANDS"; as per plat recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington.
Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: 12/09/04

George W. Petersen

Joan M. Petersen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George W. Petersen and Joan M. Petersen, 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: 12-13-04

Sandra D. Olson

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



6732
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 15 2004

Amount Paid \$ 3,471.00
Skagit County Treasurer
By: Deputy

EXHIBIT A

Exceptions:

A. Easement and Drainage Ditch Agreement recorded November 18, 1957, under Auditor's File No. 558561.

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

Plat/Subdivision Name: The Uplands
Auditor's No: 785778

Said matters include but are not limited to the following:

1. Dedication: Know all men by these presents that we, the undersigned owners of the land hereby platted, do hereby dedicate this plat to be known as The Uplands, and do hereby dedicate to the use of the public forever, all roads shown hereon as public highways, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

2. Easement provisions: An easement is hereby reserved for and granted to Puget Sound Power and Light Company, and Washington Telephone Company, and their respective successors and assigns, under and upon the exterior seven (7) 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 purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

3. Sixteen (16) foot utility easement.

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

Dated: September 27, 1973
Recorded: September 27, 1973
Auditor's No: 791411
Executed by: First Savings, Inc., a Washington Corporation



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