

AFTER RECORDING MAIL TO:  
Ajith J. Kumar  
1617 E. Division Street  
Mount Vernon, WA 98274



200412290072  
Skagit County Auditor

12/29/2004 Page 1 of 5 11:21AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 114642-PAE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Gary L. Hasenyager and Susan L. Hasenyager  
Grantee(s): Ajith J. Kumar and Doris S. Lam  
Abbreviated Legal: Lot 1, Estates of Summit Park III.  
Assessor's Tax Parcel Number(s): P114774/4721-000-001-0000

THE GRANTOR Gary L. Hasenyager and Susan L. Hasenyager, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ajith J. Kumar and Doris S. Lam, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "PLAT OF ESTATES AT SUMMIT PARK DIVISION III," as per plat recorded in Volume 17 of Plats, pages 22 through 25, inclusive, records of Skagit County.

Situate in the County of Skagit, State of Washington.

#6854  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

DEC 29 2004

Dated December 28, 2004

Gary L. Hasenyager

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

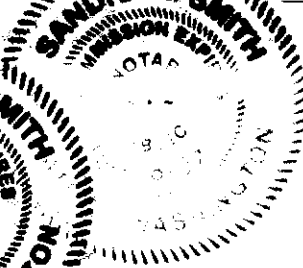
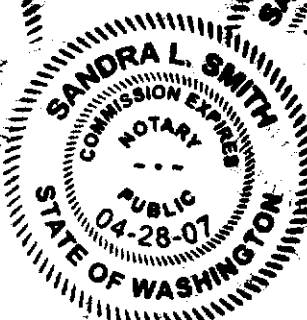
Susan L. Hasenyager

STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Gary L. Hasenyager and Susan L. Hasenyager the person(s) 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.

Dated: 12/28/04

Notary Public in and for the State of WA  
Residing at Signature Island  
My appointment expires: 7/28/07



## EXCEPTIONS:

## A. RESERVATIONS CONTAINED IN DEED:

Executed By: Scott Paper Company  
Recorded: July 7, 1989  
Auditor's No.: 8907070040  
As Follows:

"Grantor hereby excepts from the above-described real property (the "Property") and reserves unto Grantor, its successors and assigns, a non-participating royalty in all metals, precious or base; metallic and nonmetallic minerals, ores, mineral products, mineral materials, hydrocarbons, other gaseous materials and geothermal resources and substances in, on or lying beneath the surface of the property. Royalties shall be in an amount equal to twenty-five percent (25%) of the positive difference, if any, between (i) the gross selling price of the minerals, and (ii) all amounts properly deductible in determining the net income therefrom for federal income tax purposes.

Further, Grantor hereby excepts from the property and reserves unto Grantor, its successors and assigns, including its contractors and licensees, a non-exclusive easement over and upon any and all logging roads, as well as the right to construct such additional roads as may be necessary, for purposes of obtaining access to and removing forest products from lands adjacent to or adjoining the property and upon which Grantor has or shall have the right to harvest and remove forest products. Any damage caused to any road so used shall be repaired by Grantor at Grantor's expense. Reconstruction, alteration or substantial improvements of existing roads must receive approval in advance by Grantee, which approval shall not be unreasonably withheld."

## B. Notes shown on Plat, as follows:

1. The plat number and date of approval shall be included in all deeds and contracts;
2. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District;
3. Change in location of access, may necessitate change of address, contact Skagit County Public Works;
4. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements, see Skagit County Health Officer for details;
5. If your real property is adjacent to property used for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil, amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state and federal laws;
6. Portion of this plat is affected by: Eagle Nest Site Turr Site Management Plan signed with W.D.F.&W.
7. Zoning is rural intermediate



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## EXCEPTIONS CONTINUED:

## C. Easement provisions shown on Plat, as follows:

"An easement is hereby reserved for and granted to all utilities serving subject plat, including but not limited to Puget Sound Power & Light Company, Cascade Natural Gas, G.T.E. Northwest, Skagit County P.U.D. No. 1 and their respective successors and assigns under and upon the exterior ten feet, parallel with and adjoining the street frontage of all lots in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."

## D. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

## E. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS AND THE ESTATE AT SUMMIT PARK, A PLANNED UNIT DEVELOPMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 5, 1996  
Auditor's No.: 9611050066

## F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Purpose: An underground electric transmission and/or distribution system  
Area Affected: Easement No. 1: All streets and road rights of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: November 6, 1997  
Recorded: January 9, 1998  
Auditor's No.: 9801090065



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## EXCEPTIONS CONTINUED:

## G. Water Pipeline Easement as shown on face of the plat, as follows:

"An easement as depicted hereon is hereby granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement."

## H. EASEMENT SHOWN ON FACE OF PLAT, AS FOLLOWS:

For:	Setback
Affects:	As shown on plat

## I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Open space
Area Affected:	As shown on plat



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**SUBJECT TO: SEE ATTACHED SCHEDULE B-1.**

**Dated December 28, 2004**

**Gary L. Hasenyager**

**Susan L. Hasenyager**

**STATE OF Washington }  
COUNTY OF } SS:**

**I certify that I know or have satisfactory evidence that Gary L. Hasenyager and Susan L. Hasenyager the person(s) 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.**

**Dated: \_\_\_\_\_**

**Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_**



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