

AFTER RECORDING MAIL TO:
Mr. Scott Dickman, President
Dickman Home Builders, Inc.
3603-A Michelle Lane
Anacortes, WA 98221



200501310178
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83078

Statutory Warranty Deed

Grantor(s): Edward H. Hawkings and Christine Hawkings
Grantee(s): Dickman Home Builders Inc.
Assessor's Tax Parcel Number(s): 3809-115-001-0000, P108707

FIRST AMERICAN TITLE CO.
A83078E

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 Dickman Home Builders Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of the "SURVEY OF CRANBERRY HEIGHTS PHASE I", recorded in Volume 18 of Surveys, pages 26 and 27, records of Skagit County, Washington, said Survey being a portion of Blocks 1114, 1115, 1116 and 1117, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, pages 9, 10 and 11, records of Skagit County, Washington.

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

Dated: January 24, 2005

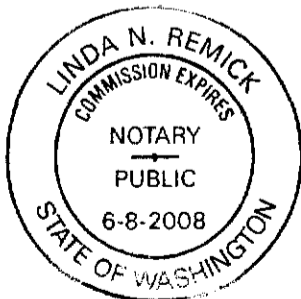
Edward H. Hawkings
Edward H. Hawkings
Christine Hawkings
Christine Hawkings

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: 1-26-05

Linda N. Remick
Linda N. Remick



Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

#465
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 31 2005

Amount Paid \$ 1335.00
By *[Signature]* Skagit Co. Treasurer Deputy

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 30, 1995
Recorded: April 11, 1995
Auditor's No: 9504110031
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Street and 10 foot wide strip adjoining road

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

Dated: February 5, 1996
Recorded: February 15, 1996
Auditor's No: 9602150082
Executed by: Edward H. Hawkings et ux

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 15, 1996
Auditor's No: 9602150083

Said matters include but are not limited to the following:

1. Water - City of Anacortes
2. Sewer - City of Anacortes
3. These portions of the lots are hereby dedicated to the city.
4. These portions of the existing streets and alleys will be part of the Lots as shown upon completion of a future action to vacate same.
5. The utilities easements are shown hereon for the purpose of giving the location of easements that have been or will be granted.
6. The purpose of this survey is to show the results of the combining of the original platted lots, the survey thereof, the proposed adjustments to the streets and alleys, and the locations of the proposed utility easements.
7. 10 foot sewer easement - affects lot 22
8. 10 foot utility easement - affects exterior portion of lots abutting street(s)



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9. Utility Easement - affects a portion of Lots 1, 13, 14 and 15

10. 10 foot storm drainage easement - affects Lots 8 - 14

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Rock Ridge L.L.C., a Washington Limited Liability Company ("Rock Ridge")
And: Edward Hawkings ("Hawkings")
Dated: April 24, 1997
Recorded: April 25, 1997
Auditor's No: 9704250157
Regarding: Development Agreement

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200201030102
Document Title: Ordinance
Regarding: Alley vacation



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