

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ryan C. Collins
215 War Eagle Drive
Mountain Home, ID 83647



200502100126
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83455

Statutory Warranty Deed

Grantor(s): Perry S. Hatcher
Grantee(s): Ryan C. Collins and Ute J. Collins
Assessor's Tax Parcel Number(s): P80419, 4367-000-060-0006

FIRST AMERICAN TITLE CO.
B83455E

THE GRANTOR Perry S. Hatcher, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ryan C. Collins and Ute J. Collins, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 60, "PARKER BUSINESS CENTER", as per plat recorded in Volume 11 of Plats, pages 91 through 96, inclusive, records of Skagit County, Washington.
Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: January 9, 2005 2-8-05

[Signature]
Perry S. Hatcher

#650
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 10 2005

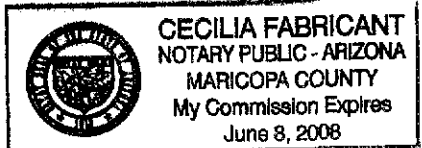
Amount Paid \$ 1034.04
By *[Signature]*
Skagit Co. Treasurer
Dandy

STATE OF Washington Arizona }
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Perry S. Hatcher, 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: Feb 8th, 2005

[Signature]



Notary Public in and for the State of Washington Arizona
Residing at Sun City, AZ
My appointment expires: JUNE 8, 2008

EXHIBIT "A"

Exceptions:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT.

Declaration Dated: March 23, 1977
Recorded: May 19, 1978
Auditor's No.: 879820
Executed: Parker J. Buck and Ruby A. Potter

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 16, 1981
Recorded: January 20, 1981
Auditor's No.: 8101200041
Executed By: Parker J. Buck, President of Patti Corporation

Said covenants have also been amended, modified, or in part waived as to some lots of the "PARKER BUSINESS CENTER", as disclosed by various sales instruments executed by the Patti Corporation.

By instrument recorded under Auditor's File No. 8412130027, Patti Corporation assigned control of the Architectural Control Committee and authority to Parker Business Center Association and, thereafter, said assignee amended said protective covenants by instrument recorded under Auditor's File No. 8501310044, both of which are hereto attached.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 16, 1988
Recorded: August 23, 1988
Auditor's No.: 8808230079
Executed By: College Way Village Association

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

Plat/Subdivision Name: Parker Business Center
Recorded: December 2, 1977
Auditor's No: 869706

Said matters include but are not limited to the following:

1. 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 grading of the roads shown hereon. The obligation for the cost of removal of snow from, and the maintaining of all private roads within the plat, will be the responsibility of the plat owners.

If the plat owners petition the City of Mount Vernon to include the private roads herein, in the City street system, it is understood that sad plat owners shall fully develop the road system to the City street standards of the City of Mount Vernon, and all construction shall be free of liens, costs and other obligations. Acceptance of the streets shall be at the exclusive option of the City of Mount Vernon.



Following original reasonable grading of roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural courses so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in 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. Private roadways. All those streets or roadways shown hereon, other than Roosevelt Avenue and that portion of College Way being dedicated as a public highway (lying within the North (40) feet of the Northwest 1/4, of the Southeast 1/4, of said Section 17), shall remain private streets or roadways, EXCEPT that Leigh Way from Roosevelt Avenue to William Way and William Way from Ninth Street to Buck Way may be abandoned or vacated as private roadways should the owners of Tracts 69 through 94, inclusive of the Plat of Parker Business Center decide to develop larger uninterrupted property than are presently shown hereon. Said abandonment or vacation of said portion of Leigh Way and William Way shall be at the exclusive option of 100% of the owners of record of said tracts 69 through 94, inclusive, by the execution and recording of a document of abandonment and vacation by the said 100% of the owners of record (which term does not include either contract sellers or mortgagees).

3. Easements. Utility easements are hereby reserved and granted to the Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, the Skagit County Public Utility District No. 1 and Nationwide Cablevision Inc. under, over and across all those private streets or roadways as shown hereon in the Northwest 1/4 of the Southeast 1/4 of said Section 17.

Utility easements are also hereby reserved and granted to said utilities under, over and across Leigh Way and William Way in the South 1/2 of the Northeast 1/4 of the Southwest 1/4, of said Section 17, SUBJECT TO the abandonment or vacation conditions cited in Paragraph (2), Private roadways, hereinabove. In addition, utility easements shall be granted in accordance with the Subparagraph A4 of Section III, General Provisions, of the Protective Covenants and Restrictions of the plat of the Parker Business Center. Said easements shall permit the utilities to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment, for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

4. Unlicensed Vehicles. That portion of Roosevelt Avenue, lying within the Northwest 1/4, of the Southeast 1/4, of said Section 17, is hereby dedicated as a public highway SUBJECT TO the rights of the owners of the land within this plat of Parker Business Center to operate unlicensed vehicles over, across and upon said Roosevelt Avenue for a period of five (5) years subsequent to the date of recording of said plat.

5. Drainage, sewer and combined 20 foot green belt and railroad spur line or service road easements, as delineated on the face of the plat.

6. Easements in favor of the other lot owners over and across those portions of the subject property known as the private roads of College Way, Parker Way, Jay Way, Buck Way, William Way and Leigh Way.

7. The charge in lieu of assessment for each lot in this subdivision shall be \$0.03/SF. (This charge includes a credit of \$0.00 for installed sewer lines). A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.



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C. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Company
Purpose: Construct, maintain, etc., a gas line
Area Affected: Portion of the subject property in the South 1/2 of the
Northeast 1/4 of the Southwest 1/4, exact location not
disclosed on the record
Dated: September 5, 1962
Recorded: September 11, 1962
Auditor's No.: 626076

Affects a portion of the subject property lying within Lots 56 through 94, inclusive, of "PARKER
BUSINESS CENTER"



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