



200503070152  
Skagit County Auditor

3/7/2005 Page 1 of 3 3:20PM

WHEN RECORDED RETURN TO

Name John R and Shirley L Hobson

Address 20467 Eastgate Way

City, State, Zip Burlington, WA 98233



**LAND TITLE  
COMPANY**

FILED FOR RECORD AT REQUEST OF

Land Title #115334-S

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

THE GRANTOR WILLIAM E. CONGER AND SHIRLEY M. CONGER,  
Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to JOHN R. HOBSON AND SHIRLEY L. HOBSON,  
Husband and Wife

the following described real estate, situated in the County of SKAGIT ,State of Washington:

LOT 3, "PLAT OF BROWN AND MCMILLEN DIV. NO. 1," AS PER  
PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 57 AND 58,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, CONVENANTS AND  
RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS  
REFERENCE MADE A PART HEREOF.

TAX# 4501-000-003-0003 (P83488)

# 1039  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 07 2005

Amount Paid \$ 3542.20  
By Deputy

Dated March 7th, 2005

William E Conger  
(Individual) William E Conger  
Shirley M Conger  
(Individual) Shirley M Conger

By \_\_\_\_\_  
(President)  
By \_\_\_\_\_  
(Secretary)

STATE OF WASHINGTON }  
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }  
 } ss.

On this day personally appeared before me  
William E and Shirley M Conger  
to me known to be the individual described in and who  
executed the within and foregoing instrument, and acknowl-  
edged that they signed the same as their  
free and voluntary act and deed, for the uses and purposes  
therein mentioned.

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, the undersigned, a  
Notary Public in and for the State of Washington, duly commissioned and  
qualified, personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary,  
respectively of \_\_\_\_\_ the corporation that  
executed the foregoing instrument, and acknowledged the said instrument to  
be the free and voluntary act and deed of said corporation, for the uses and  
purposes therein mentioned, and on oath stated that \_\_\_\_\_  
authorized to execute the said instrument and that the seal affixed is the  
corporate seal of said corporation.

GIVEN under my hand and official seal this  
7th day of March 2005

Witness my hand and official seal hereto affixed the day and year first  
above written.

Notary Public in and for the State of Washington,  
residing at Mount Vernon  
My appointment expires: 8/25/07

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**Schedule "B-1"**

**EXCEPTIONS:**

**A. Dedication contained on the face of said Plat, as follows:**

"We hereby declare this plat and dedicate to the use of the public forever the use as roads and ways, and the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-ways, or to hamper proper road drainage. Any enclosing or drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner."

**B. Easement provisions contained on the face of said Plat, as follows:**

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, and telephone service, together with the right to enter upon lots at all times for the purposes stated."

**C. Notes contained on the face of said Plat, as follows:**

1. Buyer should beware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction.
2. Front yard residential set back line is shown hereon. For details of remaining setback requirements, See Skagit County Zoning Ordinance Chapter 14.04 Skagit County Code.
3. Current Zoning District is residential (R).

**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Disclosed By:	Plat of said addition
Purpose:	Utilities
Area Affected:	Southerly 7 feet

**E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Disclosed By:	Plat of said addition
Purpose:	Building Setback
Area Affected:	Southerly 25 feet

**F. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISION FOR LEVY OF ASSESSMENTS AS CONTAINED IN INSTRUMENT AS HERETO ATTACHED.**

Dated:	October 13, 1988
Recorded:	October 18, 1988
Auditor's No.:	8810180028
Executed By:	Allen D. Brown, et ux, et



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**Schedule "B-1"**

**EXCEPTIONS CONTINUED:**

- G. Terms and conditions of the Articles of Incorporation for Eastgate Way Association as recorded November 1, 1988, under Auditor's File No. 8811010014.



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