

AFTER RECORDING MAIL TO:

Mr. and Mrs. David L. Nelson

PO BOX 31579

Seattle, WA 98103.



200503310140

Skagit County Auditor

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4 2:14PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84201

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Ben G. Hugel and Frances F. Hugel  
Grantee(s): David L. Nelson and Irene M. Nelson  
Assessor's Tax Parcel Number(s): 4643-000-001-0000, P107158

84201

THE GRANTOR Ben G. Hugel and Frances F. Hugel, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David L. Nelson and Irene M. Nelson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit "A", "STATE STREET TOWNHOMES CONDOMINIUM", according to the Declaration thereof, recorded under Auditor's File No. 9501240050, and delineated on Survey Map recorded in Volume 16, page 17, records of Skagit County, Washington.

Subject to paragraphs A thru J of Schedule B-1 of First American Title Company's preliminary commitment no. 84201 attached hereto and made a part hereof by this reference.

Dated: March 29, 2005

Ben G. Hugel

Frances F. Hugel

#1488  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 31 2005

STATE OF Washington  
COUNTY OF Skagit ) SS:

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Ben G. Hugel and Frances F. Hugel, 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: March 30, 2005



Kim M. Kerr  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/05

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**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: LaConner Apartments L.P., a limited partnership  
Dated: October 18, 1989  
Recorded: October 20, 1989  
Auditor's No: 8910200087  
Purpose: Ingress, egress and utilities  
Area Affected: The West 12 feet of common areas

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: September 20, 1989  
Recorded: November 13, 1989  
Auditor's No: 8911130045  
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:**

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point of the East line of said property that is approximately 65 feet South of the Northeast corner thereof; thence West, 20 feet to its terminus.

**C. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: August 7, 1995  
Auditor's No: 9508070081  
Purpose: For all utilities, including but not limited to power, natural gas, water, sewer and cable  
Area Affected: West 20 feet of the East 70 feet of Tract "D" of LaConner Short Plat No. 92-07

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9411030043.

**D.** Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.



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E. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: January 24, 1995  
Auditor's File No: 9501240050

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: September 20, 1995  
Recorded: September 28, 1995  
Auditor's No: 9509280039

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of LaConner  
Recorded: September 28, 1995  
Auditor's No: 9509280041  
Purpose: Public/pedestrian right-of-way, placement, repair and maintenance of curbs, gutters and sidewalks thereof, and for utility purposes  
Area Affected: The South 7 feet of common areas

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Town of LaConner  
Dated: December 14, 1995  
Recorded: December 18, 1995  
Auditor's No: 9512180108  
Purpose: Sewer main  
Area Affected: Portion of the common areas

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: November 3, 1994  
Auditor's No.: 9411030043  
Purpose: For all utilities, including but not limited to power, natural gas, water, sewer and cable  
Area Affected: The West 20 feet of the East 96 feet of Tract "D" of LaConner Short Plat No. 91-07, as described above

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Town of LaConner  
And: Hope Island Ltd.  
Dated: June 15, 1995  
Recorded: December 18, 1995  
Auditor's No.: 9512180106  
Regarding: Developer Extension Agreement



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

Plat/Subdivision Name: State Street Townhomes Condominium  
Recorded: January 24, 1995  
Auditor's No: 9501240049

Said matters include but are not limited to the following:

1. Unless otherwise indicated hereon, each deck, porch, private garden area, or garage is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Article 6 of the Declaration. Each uncovered or covered parking space depicted hereon is a Limited Common Element (LCE) allocated to the Unit as described in Exhibit C to the Declaration.
2. Storage areas and stairwells constitute portions of the units. Garage areas as shown are Limited Common Elements (LCE).
3. Easements for ingress, egress and utilities as delineated.



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