

AFTER RECORDING MAIL TO:  
Robin M Ross



200504080114  
Skagit County Auditor

4/8/2005 Page 1 of 2 2:01PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84231

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

84231-1

Grantor(s): Edward T. Hines and Irma M. Hines  
Grantee(s): Robin M Ross  
Assessor's Tax Parcel Number(s): P105849, 4635-003-001-0000

THE GRANTOR Edward T. Hines and Irma M. Hines, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robin M. Ross, an unmarried individual as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Unit 3-A, Building No. 3, "VERNON HEIGHTS CONDOMINIUM", as per Survey Map and Plans thereof recorded under Auditor's File No. 9408260062, in Volume 15 of Plats, pages 189 through 194, inclusive, records of Skagit County, Washington, and as further set forth and defined in the certain "Declaration of Condominium Subdivision and Covenants, Conditions, Restrictions and Reservations for Vernon Heights Condominium", recorded under Auditor's File No. 9408260063, records of Skagit County, Washington.

Subject to paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 84231 attached hereto and made a part hereof by this reference.

Dated: March 29, 2005

Edward T. Hines

Irma M. Hines

STATE OF ~~WASHINGTON~~ MICHIGAN }  
COUNTY OF ~~SKAGIT~~ BERRIEN } SS:

I certify that I know or have satisfactory evidence that Edward T. Hines and Irma M. Hines, 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 31, 2005

Notary Public in and for the State of ~~Washington~~ MICHIGAN  
Residing at BERRIEN COUNTY  
SKAGIT COUNTY WASHINGTON 1644  
REAL ESTATE EXCISE TAX My appointment expires: MAY 21, 2006

CYNTHIA SUE MAHLER  
NOTARY PUBLIC - BERRIEN COUNTY, MI  
MY COMMISSION EXPIRES EXP. 05/21/2006

APR 08 2005

Amount Paid \$ 2322.72  
Skagit Co. Treasurer  
By Deputy

**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: December 3, 1993  
Recorded: December 8, 1993  
Auditor's No: 9312080143  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location: East 10 feet of the Plat

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

Grantee: City of Mount Vernon, Washington, a municipal corporation  
Dated: October 11, 1993  
Recorded: October 14, 1993  
Auditor's No: 9310140068  
Purpose: Sanitary Sewer Line or Lines  
Area Affected:

A 20 foot wide non-exclusive easement for said sewer line(s), also for ingress, egress and utilities over, across and under the East 5 feet of Lots 3 - 10, Block 18, "Plat of Vernon Heights Addition to Mount Vernon, as per plat recorded in Volume 2 of Plats, page 108, records of Skagit County, Washington.

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

Dated: August 26, 1994  
Recorded: August 26, 1994  
Auditor's No: 9408260063  
Executed by: Kendall D. Gentry and Nancy F. Gentry

NOTE # 1: 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.

D. All matters shown or set forth in the Survey Map and Set of Plans recorded under Auditor's File No. 9408260062, including but not limited to sewer and storm drain easements affecting the common areas.

E. Matters set forth in the By-Laws for the Homeowner's Association as said By-Laws are disclosed by the "Declaration" recorded under Auditor's File No. 9408260063 and Resolution recorded under Auditor's File No. 9503080055.



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