

AFTER RECORDING MAIL TO:
Mr. and Mrs. Glenn W. Huschka
625 Honeysuckle Drive
Mount Vernon, WA 98273

200505050165
Skagit County Auditor

5/5/2005 Page 1 of 3 3:43PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84137

FIRST AMERICAN TITLE CO.

84137-1

Statutory Warranty Deed

Grantor(s): John R. Shultz and Connie M. Shultz
Grantee(s): Glenn W. Huschka and Alicia D. Huschka
Assessor's Tax Parcel Number(s): P95628, 4546-000-012-0001

THE GRANTOR John R. Shultz and Connie M. Shultz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Glenn W. Huschka and Alicia D. Huschka, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", as per plat recorded in Volume 14 of Plats, pages 154 and 155, records of Skagit County, Washington.

Subject to paragraphs A thru D of Schedule B-1 of First American Title Company's preliminary commitment no. 84137 attached hereto and made a part hereof by this reference.

Dated: May 2, 2005

John R. Shultz (Signature)

Connie M. Shultz (Signature)
Connie M. Shultz #2207
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

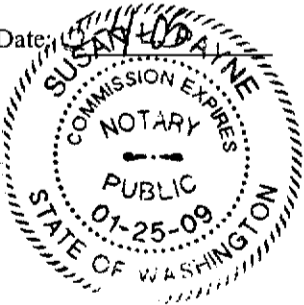
MAY 05 2005

Amount Paid \$ 7778.60
Skagit Co. Treasurer Deputy
By (Signature)

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that John R. Shultz and Connie M. Shultz, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:



(Signature)
Notary Public in and for the State of Washington
Residing at Camano Isd.
My appointment expires: 1-25-09

100

Order No: 84137

Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Hilltop Haven Division No. 4
Recorded: November 7, 1990
Auditor's No: 9011070029

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Company and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
2. Know all men by these presents that Dujardin Development Company, a Washington Corporation, owner in fee simple, and Frontier Bank, a Washington Corporation, Mortgage Holder of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
3. Ten foot wide utility easement as delineated on the face of said plat.
4. Drainage easement affecting the North 30' of Lots 25, 27-30, 33 and 34 and affecting the Southerly 20' of Lots 1, 8-10, 12, 13, 37, 38 and 39.
5. 25' utility easement affecting Lots 33, 34 and 35
6. 30' water easement affecting Lots 35 and 36
7. 20' sewer easement affecting Lots 32 and 38
8. 20' PUD easement affecting Lots 27 and 28

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

Dated: July 18, 1986
Recorded: July 21, 1986
Auditor's No: 8607210126

Said covenants were re-recorded under Auditor's File No. 8707200074 to add additional lots to said covenants, a copy of which is hereto attached.



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C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: April 23, 1990
Recorded: May 7, 1990
Auditor's No: 90005070086
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
Area Affected: Exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

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

Dated: October 17, 1990
Recorded: November 8, 1990
Auditor's No: 9011080064
Executed by: Dujardin Development Company



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