

AFTER RECORDING MAIL TO:
Nicole MacDonald
2018 Fowler Street
Mount Vernon, WA 98274



200508040080
Skagit County Auditor

8/4/2005 Page 1 of 3 2:00PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85474

Statutory Warranty Deed

Grantor(s): David T. Wakefield and Trudy A.L. Wakefield
Grantee(s): Nicole MacDonald
Assessor's Tax Parcel Number(s): 4563-000-004-0003, P100493

FIRST AMERICAN TITLE CO.
B85474-1

THE GRANTOR David T. Wakefield and Trudy A.L. Wakefield, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nicole MacDonald, a single woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "HILLCREST ESTATES II", as per plat recorded in Volume 14 of Plats, pages 199 through 201, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated: 07/27/05

David T. Wakefield

4207
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Trudy A.L. Wakefield

AUG 04 2005

Amount Paid \$ 4078.92
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that David T. Wakefield and Trudy A.L. Wakefield, 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: 8/2/05

[Signature]

Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

EXHIBIT "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Hillcrest Estates II
Recorded: October 10, 1991
Auditor's No: 9110100008

1. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. An Easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co., and their respective successors and assigns under and upon the exterior 7 feet of front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the Subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any Grantee shall be responsible for all unnecessary damage it causes to any real property owner in the Subdivision by the exercise of rights and privileges herein granted.
3. An Easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as Private Drainage Easements. The maintenance of Private Drainage Easements established and granted herein shall be the responsibility of, the costs there of shall be borne equally by, the present and future owners of the abutting property owners and their heirs, personal representatives, and assigns. The City of Mount Vernon is hereby granted the right to enter said Easements for emergency purposes at its own discretion.
4. All building pads shall be staked by a registered Land Surveyor to prevent encroachment into Native Growth Protection Area Tracts.
5. No clearing, grading, or filling of any kind, building construction or placement, or road construction shall occur within any Native Growth Protection Area without first obtaining a Permit from the Army Corps of Engineer. Removal of trees by the owner shall be limited to those, which are dead, diseased or hazardous.
6. Easement for Sanitary Sewer affecting a 20-foot strip.
7. Easement for Utilities affecting the Northerly 7 feet of said premises.



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B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 24, 1991
Recorded: August 13, 1991
Auditor's No: 9108130095
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 strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

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

Dated: January 9, 1991
Recorded: October 10, 1991
Auditor's No: 9110100009
Executed by: Paul Ware and Suzanne Ware, husband and wife

Said instrument was modified by instrument recorded December 2, 1991, under Auditor's File No. 9112020063.

D. Easement provision contained on the face of said plat, and as set forth in documents recorded under Auditor's File Nos. 9104090033 and 9104090034.



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