

WHEN RECORDED RETURN TO
CHARLES M. BRIDGES
2002 FOWLER PLACE
MOUNT VERNON, WASHINGTON 98274



200508170056
Skagit County Auditor

8/17/2005 Page 1 of 4 11:21AM



CHICAGO TITLE INSURANCE COMPANY 1035930✓

5130691

STATUTORY WARRANTY DEED

Dated: AUGUST 9, 2005

THE GRANTOR

BRENT E. WITSMAN AND MELANIE L. WITSMAN, HUSBAND AND WIFE AND MARY LYNNE O'BYRNE, A SINGLE WOMAN

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
CHARLES M. BRIDGES AND PENNY L. BRIDGES, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:
Tax Account Number(s): 4548 000 001 0000

LOT 1, PLAT OF HILLCREST ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 159 THROUGH 161, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Amount Paid \$ 3743.00
By Skagit Co. Treasurer Deputy
AUG 17 2005
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
e st/r

Brent E. Witsman
BRENT E. WITSMAN

Mary Lynne O'Byrne
MARY LYNNE O'BYRNE

Melanie L. Witsman
MELANIE L. WITSMAN

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

SS

ON THIS 10 DAY OF AUGUST, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRENT E. WITSMAN AND MELANIE L. WITSMAN AND MARY LYNNE O'BYRNE KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Tami Brooks

NOTARY SIGNATURE

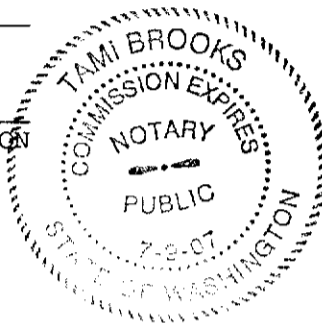
PRINTED NAME:

Tami Brooks

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Monroe, WA

MY COMMISSION EXPIRES ON 7/11/07



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EXHIBIT A

Escrow No.: 005130691

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 10, 1990
Auditor's No(s): 9007100079, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The 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 of Hillcrest Estates

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Power, Cascade Natural Gas, P.U.D. No. 1 of Skagit County, Mount Vernon Sewer, T.C.I. Cablevision of Washington, Inc., and Continental Telephone Co., and any other utilities serving the subject plat, their respective successors and assigns under and upon the exterior 10 feet parallel with and adjoining Fowler Place, and 5 feet on side boundary lines of all lots in which to install, lay, construct, renew, operate, and maintain the necessary facilities, and other equipment for the purposes of serving this subdivision and other property with electric service, water service, communications service, and other underground utilities, together with the right to enter upon the lots 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.

Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet of said premises adjacent to streets

Restrictions contained on the face of said plat, as follows:

No further subdivision of any lot without resubmitting for formal plat procedure.

No lines or wires for the transmission of electric current or for telephone use, cable t.v., fire, or police signals or for other purposes shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground.

All lot driveways shall take access off the lot interior through Fowler Place only and not direct access from any lot in this subdivision shall be permitted to Fowler Street and Laventure Road.

Recital contained on the face of said plat, as follows:

All or any claims for damage against any governmental authority are hereby waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said streets, roads, and places.

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 005130691

Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 11, 1990

Auditor's No.: 9012110027, records of Skagit County

AMENDED by instrument:

Recorded: December 2, 1991

Auditor's No.: 9112020063, records of Skagit County, Washington

EXHIBIT3/RDA/0999



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