

AFTER RECORDING MAIL TO:

Jim Koetje
1030 East College Way
Mount Vernon, WA 98273



200508190108
Skagit County Auditor

8/19/2005 Page 1 of 2 3:32PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85522

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Richard Hayton
Grantee(s): James B. Koetje
Assessor's Tax Parcel Number(s): 4635-002-002-0001, P105847

85522-1

THE GRANTOR Richard Hayton, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James B. Koetje, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Unit 2-B, Building No. 2, "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 easements, restriction or other exceptions hereto attached as Exhibit A

Dated: August 17, 2005

Richard Hayton
Richard Hayton

4514

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 19 2005

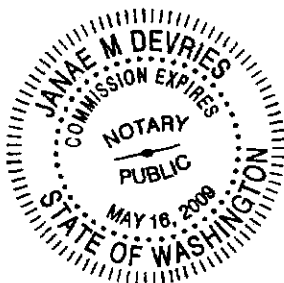
Amount Paid \$ 2408.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Hayton, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/17/2005

Janae M. DeVries
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: May 16, 2009



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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 9, 1995
Recorded: March 9, 1995
Auditor's No.: 9503090036

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.

F. Terms, provisions, requirements and limitations contained in Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be



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