

AFTER RECORDING MAIL TO:

Patrick Hockman
12364 Bayhill Drive
Burlington, WA 98233



200510070174
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01535-05

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

117970-S
Grantor(s): Jim N. Anderson and Kay V. Anderson
Grantee(s): Patrick J. Hockman and Mary E. Hockman
Abbreviated Legal:
Lot 44, Bay Hill Village Div. II.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4618-000-044-0003 (P104457)

THE GRANTOR James N. Anderson, also shown of record as Jim N. Anderson, and Kay V. Anderson, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patrick J. Hockman and Mary E. Hockman, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 44, "Bay Hill Village Div. II", as per plat recorded in Volume 15 of Plats, pages 125 and 126, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Dated September 15, 2005

Jim N. Anderson
Jim N. Anderson

Kay V. Anderson
Kay V. Anderson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2005

State of Washington }
County of Skagit } SS:

Amount Paid \$ 6101.50
By man Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Jim N. Anderson and Kay V. Anderson

is/are the person(s) 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.

Dated: 9/15/05

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

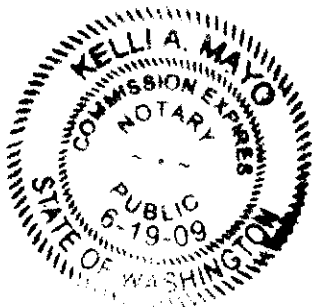


EXHIBIT "A"

EXCEPTIONS:

A. Dedication contained on the face of the plat, as follows:

Declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course in the original reasonable grading of roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

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

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Contel Telephone Company, T.C.I. Cable Television, Cascade Natural Gas Corp., Skagit County Public Utility District No. 1, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all Lots in which to install, lay, construct, renew, operate and maintain underground conduits cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, together with the right to enter upon the lots all times for the purpose stated.

C. Notes contained on the face of the plat, as follows:

All lots this plat are subject to aircraft overflight from the Skagit Regional Airport.

D. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND PROVISIONS FOR LEVY OF ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	March 8, 1991
Auditor's File No.:	9103080026
Executed By:	Paul E. Nolan, et ux, et al

Said covenants have been annexed and amended by instrument:

Recorded:	December 16, 1993
Auditor's No.:	9312160009

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Purpose:	An underground electric transmission and/or distribution system
Area Affected:	All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above-described property and 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 rights of way
Dated:	July 23, 1993
Recorded:	July 27, 1993
Auditor's No.:	9307270053

EXCEPTIONS CONTINUED:

F. Minimum set back requirements as set forth on the face of the plat.



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