

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Wilford W. Ghioto  
107 South Sewalls Point Road  
Stuart, Florida 34966



200510310192  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86161

### Statutory Warranty Deed

Grantor(s): Kathy Marie Higingbotham  
Grantee(s): Wilford W. Ghioto and Charlotte R. Ghioto  
Assessor's Tax Parcel Number(s): 4376-000-003-0005, P80742

FIRST AMERICAN TITLE CO.

B86161E-1

THE GRANTOR Kathy Marie Higingbotham, as his/her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wilford W. Ghioto and Charlotte R. Ghioto, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "PLAT OF CRESMOOR-DIVISION NO. 2" as per plat recorded in Volume 12 of Plats, page 16, records of Skagit County, Washington.

Subject to covenants, conditiosn, restrictions and easements, if any, as per Attached Exhibit "A"

Dated: 10/17/05

*Kathy Marie Higingbotham*  
Kathy Marie Higingbotham

6099  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 31 2005

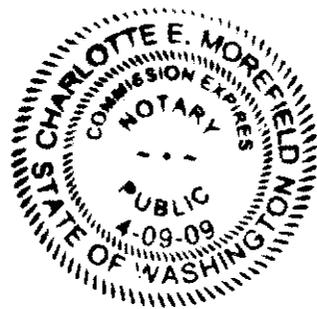
Amount Paid \$ 3209. -  
Skagit Co. Treasurer  
By *MP* Deputy

STATE OF Washington }  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that Kathy Marie Higingbotham, 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: 10-22-05

*Charlotte E. Morefield*



Notary Public in and for the State of Washington  
Residing at Big Harbor  
My appointment expires: 04-09-09

EXHIBIT "A"

**EXCEPTIONS:**

A. Interest of Skagit County Public Utility District, in and to a water distribution system located within the "PLAT OF CRESMOOR DIV. NO. 2", as disclosed by Bills of Sale recorded September 14, 1978 and October 10, 1978 under Auditor's File Nos. 887458 and 889146.

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: March 26, 1978  
Recorded: April 10, 1978.  
Auditor's No.: 877067  
Executed By: Dujardin Custom Homes, Inc. and Rainier Mortgage Company

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

Plat/Subdivision Name: Cresmoor Division No. 2  
Recorded: April 25, 1978  
Auditor's No: 878158

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original and reasonable grading of the streets shown hereon.
2. An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (7) feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.

