

AFTER RECORDING MAIL TO:

Eric Oczkewicz
17119 Zoya Drive
Mount Vernon, WA.
98274



200511220130
Skagit County Auditor

11/22/2005 Page 1 of 2 3:34PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86400

Statutory Warranty Deed

Grantor(s): Hugo Gutierrez and Alba M. Gutierrez
Grantee(s): Eric Oczkewicz
Assessor's Tax Parcel Number(s): P109297, 4680-000-023-0000

FIRST AMERICAN TITLE CO.

BEU400E-1

THE GRANTOR Hugo Gutierrez and Alba M. Gutierrez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric Oczkewicz, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 23, "BIG LAKE HEIGHTS", as per plat recorded in Volume 16 of Plats, Pages 118 through 120, inclusive, records of Skagit County, Washington.

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

Dated: 10/27/05

Hugo Gutierrez

Alba M. Gutierrez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

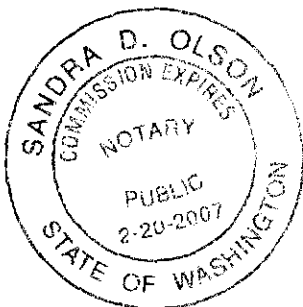
NOV 22 2005

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Hugo Gutierrez and Alba M. Gutierrez, 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: 10-28-05



Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170042
Purpose: A perpetual right-of-way or easement for sewer mains
Area Affected: Portion of Big Lake Heights

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County
Dated: July 3, 1996
Recorded: July 17, 1996
Auditor's No: 9607170043
Purpose: A perpetual right-of-way or easement for sewer mains
Area Affected: Portion of Big Lake Heights

C. Agreement regarding Extension Agreement, dated July 31, 1995, recorded under Auditor's File No. 9508140065, between Ralph Schuck and Skagit County Sewer District No. 2.

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

Plat/Subdivision Name: Big Lake Heights
Recorded: August 6, 1996
Auditor's No: 9608060054

Said matters include but are not limited to the following:

1. ...do hereby 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 the 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 re-routing shall be done by and at the expense of such owner.

2. Vehicular access to or from all lots in this subdivision shall be restricted to interior plat roads.
3. Easement for drainage affecting Lots 1, 4 - 6, 10 - 12, 16 - 18, 20 - 25.
4. Easement for sewer affecting Lots 11, 12, 21, 22 and Tract A.
5. Easement for water line affecting Lots 11 and 12.



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