



200512150047

Skagit County Auditor

AFTER RECORDING MAIL TO:

12/15/2005 Page 1 of 3 11:48AM

HAN SIK CHANG and YONG CHA CHANG  
28729 FIR ISLAND STORE AND GAS  
MOUNT VERNON , WA 98273

LAND TITLE OF SKAGIT COUNTY

## STATUTORY WARRANTY DEED

Escrow No.: 511011LC

Title Order No.: 51122050NKJ

THE GRANTOR(S)

PATRICK J. HOCKMAN and MARY E. HOCKMAN, HUSBAND AND WIFE

for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveys, and warrants to

HAN SIK CHANG and YONG CHA CHANG HUSBAND AND WIFE

the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 13, PLATT OF LITTLE MOUNTAIN ESTATES DIVISION II," AS PER PLAT RECORDED IN  
VOLUME 14 OF PLATS, PAGE 197, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4562-000-013-0002

Subject to Exhibit A attached hereto

Dated:

12/14/05

6950  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

PATRICK J. HOCKMAN

DEC 15 2005

Amount Paid \$ 9795.00  
By Skagit Co. Treasurer Deputy

MARY E. HOCKMAN

STATE OF

COUNTY OF King

I, Lisa M. Christensen, a Notary Public of the County and State first above written, do hereby certify that  
PATRICK J. HOCKMAN AND MARY E.

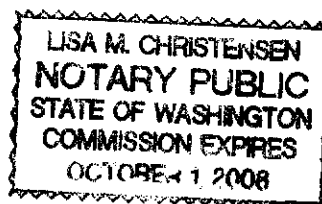
HOCKMAN personally  
appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 14th day of Dec, 2005.

Notary Public

My Commission Expires: 10/01/2008

(SEAL)



## EXCEPTIONS CONTINUED:

## E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and  
enlarge an underground electric transmission and/or distribution  
system  
Area Affected: 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  
right-of ways.  
Dated: July 1, 1991  
Recorded: July 17, 1991  
Auditor's No.: 9107170055

F. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN  
DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY,  
BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Recorded: October 4, 1991  
Auditor's No.: 9110040001

## AMENDED/SUPPLEMENTED/CORRECTED:

Recorded: October 3, 2001  
Auditor's No.: 200110030091

## G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Drainage  
Area Affected: As shown on plat

H. SKAGIT COUNTY CONDITIONAL AGREEMENT, ALTERNATIVE SEWAGE SYSTEM  
INSTALLATIONS:

Recorded: February 25, 1994  
Auditor's No.: 9402250142

*PA*  
*MBW*



200512150047  
Skagit County Auditor

12/15/2005 Page

2 of

3 11:48AM

## EXCEPTIONS:

## A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
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  
Area Affected: The exact location is not disclosed on the record  
Dated: January 18, 1963  
Recorded: June 23, 1963  
Auditor's No.: 631226

## B. PROVISIONS CONTAINED IN THE DEDICATION OF THE PLAT, AS FOLLOWS:

"Known all men by these present that we the undersigned owners 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 lots or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown 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 only after permission from Skagit County Public Works Director and then at the expense of such owner."

## C. EASEMENT PROVISIONS AS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved and granted to Skagit County, Puget Sound Power and Light Company, Public Utility District No. 1, Continental Telephone Company, Cascade Natural Gas Corporation, and their respective successors and assigns, under and upon the specific roads and easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purposes of providing utility services to the plat and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for any damage it causes to any real property owner in the plat by exercising these rights."

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

1. Lots 9 - 17 of this plat have alternate on site sewage systems that have special design construction and maintenance requirements. See health officer for details.
2. Zoning - residential, water P.U.D. No. 1



200512150047  
Skagit County Auditor