

AFTER RECORDING MAIL TO:

Oleg Senyuk  
620 N. Waugh Road  
Mount Vernon, WA 98273WA 98273



200601170158  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86889

## Statutory Warranty Deed

Grantor(s): Elizabeth Mitchell

FIRST AMERICAN TITLE CO.

Grantee(s): Oleg Senyuk

Assessor's Tax Parcel Number(s): P83137, 4472-000-014-0005

B86889E-1

THE GRANTOR Elizabeth Mitchell, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Oleg Senyuk and Irina A. Senyuk, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "PLAT OF HILLTOP HAVEN NO. 2", as per plat recorded in Volume 14 of Plats, pages 2 and 3, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: December 27, 2005

Elizabeth Mitchell  
Elizabeth Mitchell

233  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 17 2006

Amount Paid \$ 5451.80  
Skagit Co. Treasurer  
By LP Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elizabeth Mitchell, 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: 1-10-06

Katie E. Hickok

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-7-07



**Schedule "B-1"**

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED OR NATIONAL ORIGIN:

Dated: July 18, 1986  
Recorded: July 21, 1986  
Auditor's No.: 8607210126

Said Covenants were rerecorded under Auditor's File No. 8707200074 to add additional lots to said Covenants

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

Plat/Subdivision Name: Hilltop Haven No- 2  
Recorded: January 31, 1985  
Auditor's No: 8501310022

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors and assigns under and upon the exterior seven (7) feet in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision 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 all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of the streets, avenues, allays and roads, as dedicated in the plat.
3. Seven (7) foot wide utility easement, as delineated on the face of the plat across the front and rear lines of the subject property.

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: Michael Smith, et ux  
And: City of Mount Vernon  
Dated: February 6, 1989  
Recorded: February 7, 1989  
Auditor's No: 8902070009



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