



200604050059
Skagit County Auditor
4/5/2006 Page 1 of 2 11:30AM

When recorded return to:

Mr. and Mrs. Ernie Ward
18082 Peregrine Lane
Mount Vernon, Wa. 98274

Recorded at the request of:
First American Title
File Number:

Statutory Warranty Deed

THE GRANTORS Neil Hansen and Freida Hansen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ernie Ward and Patti Ward, the following described real estate, situated in the County of Skagit, State of Washington Husband and Wife

Tax Parcel Number(s): P82108, 4429-000-006-0009

FIRST AMERICAN TITLE CO.
B87717E

Lot 6, "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1", according to the plat recorded in Volume 13 of Plats, page 24, records of Skagit County Washington.

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

Dated 03/28/06

Neil Hansen

Freida Hansen

#1597
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

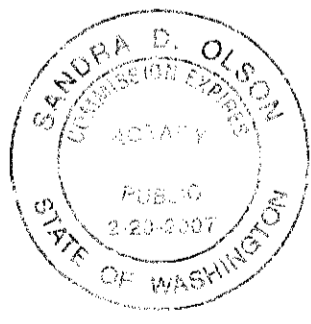
APR 05 2006

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 4971.20
By
Skagit Co. Treasurer Deputy
SS:

I certify that I know or have satisfactory evidence that Neil Hansen and Freida Hansen, 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: 4-5-06



Notary Public in and for the State of Washington
Residing at Burien, WA
My appointment expires: 2-20-07

EXHIBIT "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Hidden Cove On the Skagit Div. 1
Recorded: November 14, 1980
Auditor's No: 8011140001

Said matters include but are not limited to the following:

1. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.

2. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 187020, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

3. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

4. 100 foot drainfield setback area affecting the Northeasterly portion of said premises, as delineated on the face of said plat.

5. Floodway line affecting the Northeasterly portion of said premises, as delineated on the face of said plat.

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

Dated: September 8, 1981
Recorded: September 8, 1981
Auditor's No: 8109080065
Executed by: George G. Theodoratus and Lois M. Theodoratus

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

Dated: November 30, 1987
Recorded: December 18, 1987
Auditor's No: 8712180043
Executed by: George G. Theodoratus and Lois M. Theodoatus

Said instrument is a rerecording of instrument recorded under Auditor's File No. 8711300040.

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Dale Enders
And: Skagit County
Dated: July 12, 1990
Recorded: July 12, 1990
Auditor's No: 9007120029
Regarding: On-site sewage system status



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