

When recorded return to:

Victoria Keisner
213 North 18th Street
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 87941



200605120106
Skagit County Auditor

5/12/2006 Page 1 of 2 1:38PM

Statutory Warranty Deed

THE GRANTOR Larry G. Brown, a married man, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Victoria Keisner**, a single woman the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

87941E-1

Abbreviated Legal:
Lot 2, "PLAT OF HIGHLAND GLEN DIVISION NO. 1"

Tax Parcel Number(s): 4348-000-002-0001, P79673

Lot 2, "PLAT OF HIGHLAND GLEN DIVISION NO. 1", according to the plat thereof recorded in Volume 11 of Plats, page 52, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions, and Easement as per the attached Schedule B-1 and by this reference made a part hereof.

Dated 5-10-06

Larry G. Brown
Larry G. Brown

2295
SKAGIT COUNTY WASHINGTON

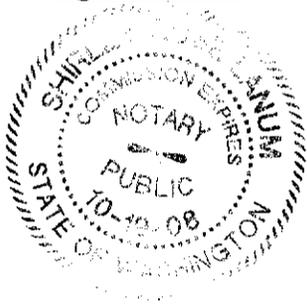
MAY 12 2006

Amount Paid \$ 3921.00
By Skagit Co. Treasurer (Seal)

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry G. Brown, 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: 5-10-06



Shirley Rose Lanum
Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: April 1, 1977
Recorded: May 31, 1977
Auditor's No.: 857259
Executed By: Myron J. Thomas

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

Plat/Subdivision: Highland Glen Div. No. 1
Recorded: December 20, 1976
Auditor's File No.: 847797

Said matters include but are not limited to the following:

1. The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots and blocks shown on the plat in the original reasonable grading of the streets, alleys, and avenues shown thereon.
2. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated."
3. Easement for power and telephone affecting the East 7 feet of Lots 1 through 14, the Northerly 7 feet of Lots 15 through 18 and the Southerly 7 feet of Lots 19 through 22.
4. Sanitary sewer easement affecting Lots 12, 13, 16, 17, 20 and 21.
5. Storm sewer easement affecting Lots 14 and 18.



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