

When recorded return to:

Mr. and Mrs. Jeffery D. Staudenmaier
P.O. Box 453
Mount Vernon, WA 98273



200610230119
Skagit County Auditor

10/23/2006 Page 1 of 3 11:20AM

Recorded at the request of:
First American Title
File Number: 89646

Statutory Warranty Deed

THE GRANTORS David W. Heiser and Lori A. Heiser, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffery D. Staudenmaier and Heidi D. Staudenmaier, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
89646E-1

Abbreviated Legal:
Lot 17, "PLAT OF HILLTOP HAVEN DIVISION NO. IV"

Tax Parcel Number(s): 4546-000-017-0006, P95646

Lot 17, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", as per plat recorded in Volume 14 of Plats, pages 154 and 155, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part thereof.

Dated OCTOBER 18, 2006

David W. Heiser

Lori A. Heiser
#5464
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 23 2006

6769 02
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that David W. Heiser and Lori A. Heiser, 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: 10-18-2006

Notary Public in and for the State of Washington
Residing at Bullington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Hilltop Haven Division No. 4
Recorded: November 7, 1990
Auditor's No: 9011070029

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Company and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
2. Know all men by these presents that Dujardin Development Company, a Washington Corporation, owner in fee simple, and Frontier Bank, a Washington Corporation, Mortgage Holder of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
3. Ten foot wide utility easement as delineated on the face of said plat.
4. Drainage easement affecting the North 30' of Lots 25, 27-30, 33 and 34 and affecting the Southerly 20' of Lots 1, 8-10, 12, 13, 37, 38 and 39.
5. 25' utility easement affecting Lots 33, 34 and 35
6. 30' water easement affecting Lots 35 and 36
7. 20' sewer easement affecting Lots 32 and 38
8. 20' PUD easement affecting Lots 27 and 28



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

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

Said covenants were re-recorded under Auditor's File No. 8707200074 to add additional lots to said covenants, a copy of which is hereto attached.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: April 23, 1990
Recorded: May 7, 1990
Auditor's No: 90005070086
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

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

Dated: October 17, 1990
Recorded: November 8, 1990
Auditor's No: 9011080064
Executed by: Dujardin Development Company



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