



200612080058
Skagit County Auditor

12/8/2006 Page 1 of 2 9:52AM

When recorded return to:

Douglas D. Common
630 North Waugh Road
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 90005

Statutory Warranty Deed

THE GRANTORS Donald E. Hill and Nancy A. Hill, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas D. Common, a single man the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
90005E-1

Abbreviated Legal:
Lot 16, "PLAT OF HILLTOP HAVEN NO. 2"

Tax Parcel Number(s): P83139, 4472-000-016-0003

Lot 16, "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 covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 12-7-06

[Signature]
Donald E. Hill

[Signature]
Nancy A. Hill

6204
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 08 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6518.02
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Donald E. Hill and Nancy A. Hill, 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: 12-7-06

[Signature]

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-07

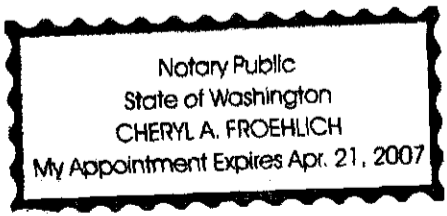


Exhibit 'A'

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.



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