



200704170002
Skagit County Auditor
4/17/2007 Page 1 of 2 9:25AM

When recorded return to:
Mr. and Mrs. Robin L. Taylor
535 North Waugh Road
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 90708

Statutory Warranty Deed

THE GRANTOR Angelo J. Cali, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robin L. Taylor and Kaye M. Taylor, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
90708E

Abbreviated Legal:
Lot 31, "PLAT OF HILLTOP HAVEN NO. 2"

Tax Parcel Number(s): P83155, 4472-000-031-0004

Lot 31, "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 attached hereto as Exhibit "A" and by this reference made a part hereof.

Dated April 16, 2007

Angelo J. Cali
Angelo J. Cali

#1761
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2007

Amount Paid \$ 7303.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Angelo J. Cali, 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: 4-16-07

Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008



Escrow No.: 90708

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, alleys 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 PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Steve Eller
Dated: February 11, 1988
Recorded: March 1, 1988
Auditor's No.: 8803010029

By said instrument the City of Mount Vernon also acknowledged payment of \$ 600.00



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