



200708130160

Skagit County Auditor

8/13/2007 Page 1 of 2 1:57PM

When recorded return to:

Mr. and Mrs. Edward Natoli
825 Dana Drive
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 92302

Statutory Warranty Deed

THE GRANTORS Kimberly Dixon-Sitton, who acquired title as Kimberly Dixon, as her separate estate, as to 3/4 interest and Katrina Caplinger, who acquired title as Katrina May McKinney, as her separate estate, as to a 1/4 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edward Natoli and Kathy M. Natoli, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:
Lot 23, "ANDERSON-HILDE PLAT"

92302E-1
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3838
AUG 13 2007

Tax Parcel Number(s): P79666, 4347-000-023-0007

Amount Paid \$ 4811.00
Skagit Co. Treasurer
By *NAM* Deputy

Lot 23, "ANDERSON-HILDE PLAT", as per plat recorded in Volume 11 of Plats, Page 50, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated August 7, 2007

Kimberly Dixon-Sitton

Kimberly Dixon-Sitton

Katrina Caplinger

Katrina Caplinger

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kimberly Dixon-Sitton and Katrina Caplinger are 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: 8-9-07

Kelly K. Hilsing

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



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: January 7, 1977
Recorded: January 20, 1977
Auditor's No.: 849652
Executed By: Harold W. Anderson, et ux, et al

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

Plat/Subdivision Name: Anderson-Hilde Plat
Recorded: December 14, 1976
Auditor's No: 847459

Said matters include but are not limited to the following:

1. Right of the public to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
2. An easement is hereby reserved for, and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel to and adjacent to the street frontage of all lots in which to install, lay, construct, renew, 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 lots at all times for the purposes stated. Together with those specific easements as shown detailed hereon being reserved to the City of Sedro Woolley and its respective successors or assigns, over, under and upon that certain (15) fifteen foot strip of land (7.5 feet on each side of the common lot line) between Lots 12 and 13; 27 and 28, 26, 27 and 13; 24, 25 and 14; and 20 and 21, and also a 10 foot easement along the South side of Lots 20 and 21 and along the East side of Lots 14 and 24, for the combined purposes as a sewer easement and a drainage easement. Also together with that specific easement as shown detailed hereon being reserved to Skagit County Public Utility District No. 1 and their respective successors or assigns, over, under and upon that certain 15 foot strip of land 7.5 feet on each side of the common lot line) between Lots 13 and 4; 25 and 26 for purposes as a water easement.



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