

When recorded return to:

Mr. and Mrs. Thomas W. Braaten
416 Lilac Drive
Mount Vernon, WA 98273



200708240133
Skagit County Auditor

8/24/2007 Page

1 of 2 1:33PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-03045-07

Grantor: Thomas G. Stidham, Trustee of The Brown Family Trust, dated January 31, 2006
Grantee: Thomas W. Braaten and Holly R. Braaten

Tax Parcel Number(s): 4546-000-029-0008(P95658)

Lot 29, Hilltop Haven, Div. IV.

LAND TITLE OF SKAGIT COUNTY

122640-p

Statutory Warranty Deed

THE GRANTOR Thomas G. Stidham, Trustee of The Brown Family Trust, dated January 31, 2006, as Trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas W. Braaten and Holly R. Braaten, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

SUBJECT TO: SEE EXHIBIT "A" ATTACHED
Lot 29, Hilltop Haven, Div. IV.

Tax Parcel Number(s): 4546-000-029-0008(P95658)

Lot 29, "Hilltop Haven, Div. No. IV", as per plat recorded in Volume 14 of Plats, pages 154 and 155, records of Skagit County, Washington.

Dated August 10, 2007

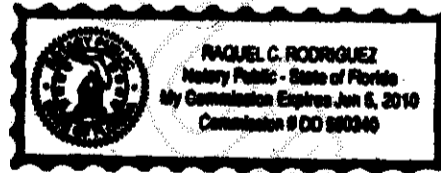
4051
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2007

Thomas G. Stidham, Trustee of The Brown Family Trust, dated January 31, 2006

Amount Paid \$ 6288.40
By Skagit Co. Treasurer Deputy

Thomas G. Stidham, TRUSTEE
By: Thomas G. Stidham, Trustee



STATE OF FLORIDA }
COUNTY OF POIK } SS:

I certify that I know or have satisfactory evidence that Thomas G. Stidham is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Trustee of Thomas G. Stidham, Trustee of The Brown Family Trust, dated to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/21/2007

Raquel C. Rodriguez

Notary Public in and for the State of FLORIDA
Residing at 1350 6th ST NW
My appointment expires: 6-5-2010

EXHIBIT "A"

EXCEPTIONS:

A. Provisions contained in the Dedication of said Plat, as follows:

"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."

B. Easement reserved on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power and Light Co., 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 ten (10) 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 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."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and
enlarge an underground electric transmission and/or distribution
system
Area Affected: The exterior 10 feet, parallel with and adjoining the street frontage
of all lots and tracts
Dated: September 23, 1990
Recorded: May 7, 1990
Auditor's No.: 9005070086

**D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN
DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:**

Declaration Dated: October 17, 1990
Recorded: November 8, 1990
Auditor's No.: 9011080064
Executed By: Dujardin Development Company,
a Washington corporation

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage
Area Affected: North 30 feet



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Skagit County Auditor