

WHEN RECORDED RETURN TO
GARY H. RICHTER, JR.
3940 MEADOW AVE N
RENTON, WASHINGTON 98056



200708310176
Skagit County Auditor

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CHICAGO TITLE INSURANCE COMPANY

1242914

STATUTORY WARRANTY DEED

THE GRANTOR(S)
KURT HILT AND ROBIN HILT, HUSBAND AND WIFE

CHICAGO TITLE CO.
1243407

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
GARY H. RICHTER, JR. AND KRISTINA L. RICHTER, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 4B, REPLAT OF LOT 4 OF HORIZON DIVISION II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
14 OF PLATS, PAGES 89 AND 90, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

4183
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2007

Abbreviated Legal: LT 4B REPLAT OF LT 4 OF HORIZON DIV II

Amount Paid \$ 5434.00
Skagit Co. Treasurer
By mam Deputy

Tax Account Number(s): 4518-000-002-0005

Dated: AUGUST 27, 2007

Kurt Hilt
KURT HILT

Robin Hilt
ROBIN HILT

LPB10/KLC/052006

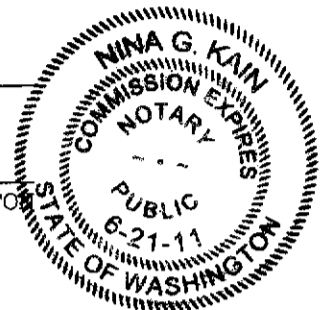
STATE OF WASHINGTON
COUNTY OF Snohomish

SS

ON THIS 29th DAY OF AUGUST, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KURT HILT AND ROBIN HILT KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Nina G. Kain
NOTARY SIGNATURE

PRINTED NAME: Nina G. Kain
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY COMMISSION EXPIRES ON 6-21-11.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1242914

SUBJECT TO:

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 23, 1969
Auditor's No(s): 725715, records of Skagit County, Washington
For: Ingress, egress and utilities over the West 60 feet of Tract B of Short Plat No. MV-15-79

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 25, 1982
Auditor's No(s): 8206250034, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Maintenance of slopes
Affects: Westerly portion of said premises adjacent to Continental Place

Easement delineated on the face of said plat;
For: Utility Easement and Appurtenances
Affects: Southeastery 9 feet of said premises parallel with Sunset Place

Easement delineated on the face of said plat;
For: Utility Easement and appurtenances
Affects: Westerly and Northerly 7 feet and 25 feet of said premises lying adjacent to roads

Easement delineated on the face of said plat;
For: Drainage
Affects: East 10 feet of said premises

Easement delineated on the face of said plat;
For: Slopes
Affects: Northwesternly portion of said premises

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 and 9 feet of the front boundary lines of all lots and tracts 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.

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the road and ways hereon. Following reasonable original grading of the ways and road hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done and at the expense of such owner.

Easement provisions contained on the face of said plat, as follows:

Tract A is a private road and utility easement for the use and benefit of Lots 1 through 10 inclusive of this Plat and the public and private utilities noted below.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: December 9, 1983
Auditor's No(s): 8312090030, records of Skagit County, Washington

EXHIBIT / R/T/A / 0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1242914

SUBJECT TO:

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: January 24, 1985
Auditor's No(s): 8501240033, records of Skagit County, Washington
Executed by: Lloyd H. Johnson and Lyla J. Johnson, husband and wife

Terms, conditions, and restrictions of that instrument entitled Water Development

Agreement:
Recorded: May 10, 1984
Auditor's No(s): 8405100021, records of Skagit County, Washington
In Favor of: Lloyd H. Johnson and Lyla J. Johnson, husband and wife
Affects: Public Utility District No. 1 of Skagit County

The charge in lieu of assessment for each lot in this subdivision shall be \$445.56. (This charge included a credit of \$0.00 for installed sewer lines). Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 24, 1985
Auditor's No(s): 8501240033, records of Skagit County, Washington

Easement delineated on the face of said plat;
For: Utility
Affects: The North 7 feet adjacent to Hoag Road

Dues, charges, and assessments, if any, levied by Horizon Division II Maintenance Association.

Liability to future assessments, if any, levied by City of Mount Vernon.



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