

When recorded return to:

Mr. and Mrs. Neil T. Eastvold
428 Lilac Drive
Mount Vernon, WA 98273



200709040166
Skagit County Auditor

9/4/2007 Page 1 of 3 3:53PM

Recorded at the request of:
First American Title
File Number: B92486

Statutory Warranty Deed

THE GRANTORS Geoffrey M. DeVries and Suzanne L. DeVries, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Neil T. Eastvold and Janice C. Eastvold, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 32, "PLAT OF HILLTOP HAVEN DIVISION NO. IV"

GUARDIAN NORTHWEST TITLE CO.
B92486E-1

Tax Parcel Number(s): P95661, 4546-000-032-0001

Lot 32, "PLAT OF HILLTOP HAVEN DIVISION NO. IV", as per plat recorded in Volume 14 of Plats, pages 154 and 155, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Dated August 28 2007

Geoffrey M. DeVries

Suzanne L. DeVries

4226
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 04 2007

Amount Paid \$ 9528.00
Skagit Co. Treasurer
By m am Deputy

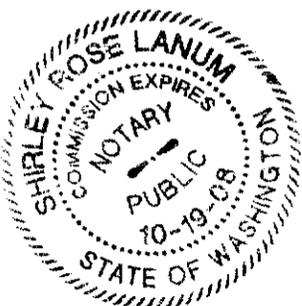
STATE OF Washington)
COUNTY OF SKAGIT) SS:

I certify that I know or have satisfactory evidence that Geoffrey M. DeVries and Suzanne L. DeVries, 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: 8-28-07

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Hilltop Haven Division No. 4
Recorded: November 7, 1990
Auditor's No: 9011070029

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Company and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, 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 the lots at all times for the purposes stated.
2. Know all men by these presents that Dujardin Development Company, a Washington Corporation, owner in fee simple, and Frontier Bank, a Washington Corporation, Mortgage Holder of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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.
3. Ten foot wide utility easement as delineated on the face of said plat.
4. Drainage easement affecting the North 30' of Lots 25, 27-30, 33 and 34 and affecting the Southerly 20' of Lots 1, 8-10, 12, 13, 37, 38 and 39.
5. 25' utility easement affecting Lots 33, 34 and 35
6. 30' water easement affecting Lots 35 and 36
7. 20' sewer easement affecting Lots 32 and 38
8. 20' PUD easement affecting Lots 27 and 28

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 18, 1986
Recorded: July 21, 1986
Auditor's No: 8607210126

Said covenants were re-recorded under Auditor's File No. 8707200074 to add additional lots to said covenants.



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C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Dated: April 23, 1990
Recorded: May 7, 1990
Auditor's No: 90005070086
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 17, 1990
Recorded: November 8, 1990
Auditor's No: 9011080064
Executed by: Dujardin Development Company

E. RESERVATION CONTAINED IN DEED:

Executed by: Donald A. Wetsch and Donna F. Wetsch, husband and wife
Recorded: May 8, 1998
Auditor's No.: 9805080043
As Follows:

"Grantor herein reserves an easement for ingress and egress over the Northwesterly 10 feet of the subject property to benefit Lot 31, of said plat."

