

When recorded return to:

Kevin C. Heil
300 Coates Lane
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title and Escrow
File Number: B92864



200710050090
Skagit County Auditor

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Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jeremy Gay and Tammy Gay, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin C. Heil, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, "HOGG SUBDIVISION"

Tax Parcel Number(s): P110918, 4689-000-016-0000

Lot 16, "HOGG SUBDIVISION", according to the plat thereof recorded in Volume 16 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 10-4-07

Jeremy Gay
Jeremy Gay

Tammy Gay
Tammy Gay

4735
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

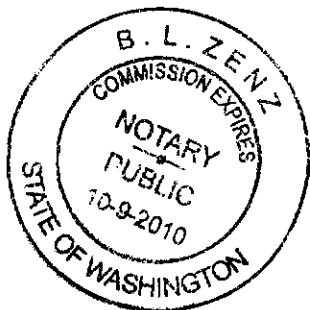
OCT 05 2007

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 3743.00
Skagit Co. Treasurer
By fr Deputy

I certify that I know or have satisfactory evidence that Jeremy Gay and Tammy Gay, 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: 10-4-07



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

Order No: B92864

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound and Baker River Railroad Company
Recorded: July 30, 1907
Auditor's No: 63371
Area Affected: 50 foot right-of-way

NOTE: Exact location and extent of easement is undisclosed of record.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: September 14, 1926
Auditor's No: 197187
Purpose: Right-of-way for an electrical transmission line
Area Affected: The exact location and extent of said easement is not disclosed of record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 31, 1948
Auditor's No: 415111
Purpose: Drainage ditch
Area Affected: The exact location and extent of said easement is not disclosed of record

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

Plat/Subdivision Name: Hogg Subdivision
Recorded: January 15, 1997
Auditor's No: 9701150045

Said matters include but are not limited to the following:

1. "...dedicate the roads as shown on this plat to the use of the public forever and hereby waiver all claims for damages against any governmental authority which may be occasioned to adjacent land by established construction, drainage and maintenance of said road."



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Commitment No. **B92864**

2. An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to, and locate at any time, a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in, and under the easement as shown on this plat, together with the right of ingress to and egress from said easement across adjacent lands of the grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.


The Grantors, their heirs, successors or assigns hereby convey and agree not to construct or permit to be constructed, structures of any kind on the easement area without written approval of the General Manger of the district. Grantors shall conduct their activities and all other activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities now or hereafter maintain upon the easement or in any other way interfere with, obstruct or endanger the district's use of the easement.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Sedro Woolley
Recorded:	October 14, 1994
Auditor's No:	9410140044
Purpose:	All necessary slopes for cuts and fills
Area Affected:	Portion of said premises abutting Reed Street

F. CERTIFICATE OF SEDRO WOOLLEY ORDINANCE NO. 1240-95, ESTABLISHED UTILITY CONNECTION FEES:

Recorded:	October 20, 1995
Auditor's No:	9510200008


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