

When recorded return to:

Mr. and Mrs. Jonathan L. James
2002 Fowler Place
Mount Vernon, WA 98274



200711260136
Skagit County Auditor

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Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B93325

Statutory Warranty Deed

THE GRANTORS Penny L. Bridges and Charles M. Bridges, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonathan L. James and Natasha R. James, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.
B93325E-2

Abbreviated Legal:
Lot 1, "HILLCREST ESTATES"

Tax Parcel Number(s): P95688, 4548-000-001-0000

Lot 1, "HILLCREST ESTATES", as per plat recorded in Volume 14 of Plats, pages 159, 160 and 161, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions and easements per Schedule B-1 attached hereto and made a part hereof, comprised of two pages.

Dated 11/26/2007

Charles M. Bridges
Charles M. Bridges
Penny L. Bridges atty in fact

Penny L. Bridges
Penny L. Bridges

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles M. Bridges and Penny L. Bridges, the per 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: 11-26-07

See attached

B. L. Zenz
Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 10-9-10

5394
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

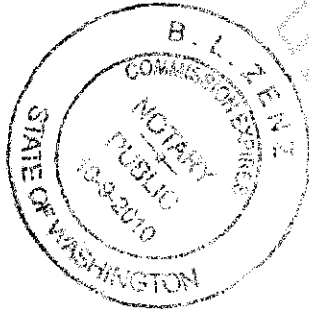
NOV 26 2007

Amount Paid \$ 4419.40
Skagit Co. Treasurer
By Jp Deputy

STATE OF WA
COUNTY OF Skagit } SS:

On this 26th day of Nov 2007 before me personally appeared —
Kenneth Bridges, to me known to be the individual described in and
who executed the foregoing instrument for her self and as Attorney in Fact for
Charles M. Bridges and acknowledged that she signed and
sealed the same as her free and voluntary act and deed for her self and also as the
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not
been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



[Signature]
Notary Public in and for the State of WA
Residing at Sedro Woolley, WA
My appointment expires: 10-01-10



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Recorded: July 10, 1990
 Auditor's No: 9007100079
 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
 Affects: Exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts

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

Recorded: December 11, 1990
 Auditor's No: 9012110027
 Executed by: G. Paul Ware, Partner

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

Plat/Subdivision Name: Hillcrest Estates
 Recorded: December 3, 1990
 Auditor's No: 9012030072

Said matters include but are not limited to the following:

1. Dedicate to the use of the public forever all streets, roads and places and easements of whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes.

All or any claims for damage against any governmental authority are hereby waived which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets, roads and places.

That said dedication to the public shall in no way be construed to permit a right of direct access to Fowler Street from Lot Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9 and 25, or direct access to LaVenture Road from Lots 9, 10, 11, and 12, nor shall the City of Mount Vernon or any other local governmental agency within which the property is or may become located ever be required to grant a permit to build or construct an access of approach to said street and/or road from said lots.



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2. No further subdivision of any lot without re-submitting for formal plat procedures.

No lines or wires for the transmission of electric current or for telephone use, cable TV, fire or police signals or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground.

All lot driveways shall take access off the lot interior through Fowler Place only and no direct access from any lot in this subdivision shall be permitted to Fowler Street and LaVenture Road.

3. An easement is hereby reserved for and granted to Puget Power, Cascade Natural Gas, PUD #1 of Skagit County, Mount Vernon Sewer, TCI Cablevision of Washington, Inc. and Continental Telephone Co. and any other utilities serving the subject plat, their respective successors and assigns under and upon the exterior 10 feet parallel with and adjoining Fowler Place and 5 feet of side boundary lines of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes, and wires with the necessary facilities and other equipment for the purposes of servicing this subdivision and other property with electric service, water service, sanitary sewer service, telephone service, gas service, cable communications service, and other underground utilities, together with the right to enter upon the lots 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.

4. 10-foot utility easement adjacent to all streets.

5. Drainage easement affecting the North 20 feet of Lots 12-22 and a portion of the East 10 feet of Lot 20 and a portion of the West 10 feet of Lot 19.



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