



200712140069

Skagit County Auditor

12/14/2007 Page 1 of 3 11:42AM

When recorded return to:
Richmond A. Hutchins and Jillian L. Denton
1301 Heather Lane
Sedro-Woolley, WA 98284

CHICAGO TITLE COMPANY
IC44373

STATUTORY WARRANTY DEED

THE GRANTOR(S) HARRY D. FREDAY AND IRENE L. FREDAY, HUSBAND AND WIFE, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to RICHMOND A. HUTCHINS, AN UNMARRIED INDIVIDUAL, AND JILLIAN L. DENTON, AN UMARRIED INDIVIDUAL, the following described real estate, situated in the County of Skagit, State of Washington:

LOT 7, PLAT OF HEATHERVUE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule B-001 which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: LOT 7, HEATHERVUE ESTATES

Tax Parcel Number(s): 4402-000-007-0009/P81493

Dated: DECEMBER 11, 2007

Harry D. Freday _____
Harry D. Freday SKAGIT COUNTY WASHINGTON
Irene L. Freday _____
Irene L. Freday REAL ESTATE EXCISE TAX

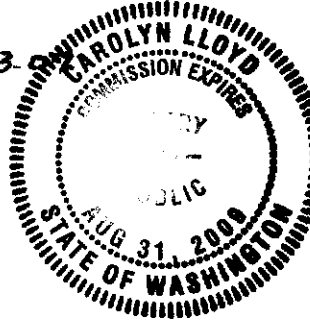
5636
DEC 14 2007

STATE OF WASHINGTON
COUNTY OF SKAGIT

Amount Paid \$ 3974.40
Skagit Co. Treasurer
By *mam* Deputy

I certify that I know or have satisfactory evidence that HARRY D. FREDAY AND IRENE L. FREDAY are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-13



Carolyn Lloyd _____
Notary name printed or typed: Carolyn Lloyd
Notary Public in and for the State of Washington
Residing at *mt Vernon*
My appointment expires: 8-31-09

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: November 21, 1966
 Auditor's No.: 691170, records of Skagit County, Washington
 In favor of: Cascade Natural Gas Corporation
 For: Pipelines for oil, gas, and the products thereof, together with related rights
 Affects: Said premises, the exact location is not disclosed of record

2. Easement contained in Dedication of said plat;
 For: All necessary slopes for cuts and fills
 Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

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

 An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company, Nationwide Cablevision, and their respective successors and assigns under and upon the exterior 7 feet, parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, 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, telephone and cablevision service, together with the right to enter upon the lots at all times for the purpose stated.

4. Easement, including the terms and conditions thereof, reserved by instrument(s);
 Recorded: June 11, 1979
 Auditor's No(s): 7906110030, records of Skagit County, Washington
 For: Utilities and drainage
 Affects: 2.5 feet along each side of interior and rear lot lines, and the exterior 7 feet, parallel with and adjoining the street frontage, of all lots

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 21, 1965
 Auditor's No(s): 624572, records of Skagit County, Washington
 In favor of: Carl L. Ponton and Jacqueline Ponton, husband and wife
 For: Undisclosed
 Affects: Exact location and extent of easement is undisclosed of record

continued.....

Handwritten initials/signature



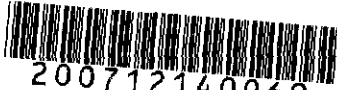
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SCHEDULE B-001
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6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, 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: June 11, 1979
Auditor's No(s): 7906110030, records of Skagit County, Washington
Executed By: VEC Incorporated, et al

- END OF SCHEDULE B-001 -

HH *MB*



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