

When recorded return to:

Mr. and Mrs. Erik R. Bylund
413 S. Waugh Road
Mount Vernon, WA 98274



200803260082
Skagit County Auditor

3/26/2008 Page 1 of 2 1:33PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94217

Statutory Warranty Deed

THE GRANTORS Russell T. Hester and Danielle Hester, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Erik R. Bylund and Jessica M.R. Bylund, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

B94217E-1
934

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:
Lot 20, "PARK CREST DIVISION I"

MAR 26 2008

Tax Parcel Number(s): P83946, 4533-000-020-0004

Amount Paid \$ 7872.60
Skagit Co. Treasurer
By MF Deputy

Lot 20, "PARK CREST DIVISION I", as per plat recorded in Volume 14 of Plats, pages 128 and 129, in the records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated 3/17/2008

Russell T. Hester

Danielle Hester

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Russell T. Hester and Danielle Hester are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 03-19-08

Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon, WA
My appointment expires: 8/10/2008



EXHIBIT "A"

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

Plat/Subdivision Name: Park Crest Division I
Recorded: March 15, 1990
Auditor's No: 9003150046

Said matters include but are not limited to the following:

1. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

"...dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights 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 or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon.

"Following original reasonable grading of roads and ways 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 road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner."

2. EASEMENT PROVISIONS SET FORTH ON THE PLAT OF "PARK CREST DIVISION NO. 1, AS FOLLOWS:

"An easement is hereby reserved for and granted to all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and cablevision service, 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."

3. A 20 foot wide easement for storm drain facilities and/or storm run off, as delineated on the face of said plat and as set forth in Note #3 on the face thereof. (Affects the North 20 feet of Lots 1 through 4 and Lots 43 through 47).

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 27, 1989
Recorded: December 15, 1989
Auditor's No.: 8912150058
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
Location: The 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 of Park Crest Division I

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

Dated: March 30, 1990
Recorded: April 23, 1990
Auditor's No.: 9004230139
Executed By: T.D. Archey Corp., a Washington corporation

Said instrument is a re-recording of instrument recorded under Auditor's File Number 9003300046.



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Skagit County Auditor