

When recorded return to:

Mr. and Mrs. Jimmy R. Hicks

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95558



200810140100
Skagit County Auditor

10/14/2008 Page 1 of 2 3:23PM

GUARDIAN NORTHWEST TITLE CO.
95558 E-1

Statutory Warranty Deed

THE GRANTORS Donald N. Thomas and Georgiana G. Thomas, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jimmy R. Hicks and Kathryn B. Hicks, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 33, "AMENDED PLAT OF MOUNTAIN VIEW ESTATES"

Tax Parcel Number(s): P90644, 4539-000-033-0007

Lot 33, "AMENDED PLAT OF MOUNTAIN VIEW ESTATES", as per plat recorded in Volume 14 of Plats, page 198, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 10-9-08

Donald N. Thomas
Donald N. Thomas

Georgiana G. Thomas
Georgiana G. Thomas

3374
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 14 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4659.70
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Donald N. Thomas and Georgiana G. Thomas, 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: 10-9-08

[Signature]

Notary Public in and for the State of Washington
Residing at [Signature]
My appointment expires: 1/07/2011

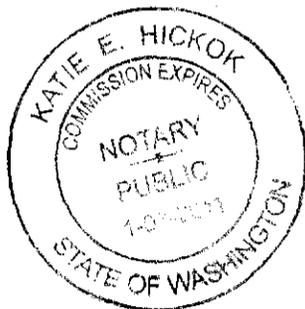


Exhibit A

EXCEPTIONS:

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

Dated: October 31, 1990
Recorded: November 21, 1990
Auditor's No: 9011210045
Executed by: Mountain View Estates Partnership, a Washington General Partnership

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

Plat/Subdivision Name: Amended Plat of Mountain View Estates
Recorded: October 4, 1991
Auditor's No: 9110040051

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Co., Public Utility District No. 1, Cascade Natural Gas Co., Contel Telephone Co., City of Sedro Woolley, TCI Cablevision, and their respective successors and assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots on which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes and wires with necessary facilities and other equipment for the purpose of serving the subdivision.
2. To the use of the public forever all streets and avenues shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original reasonable grading of the streets and avenues shown hereon.
3. A 15 foot drainage easement affecting Lots 1 through 14 and 42 through 54.
4. A 20 foot waterline easement affecting Lots 16 and 18.
5. Access and utilities easement affecting Lot 18.



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