

When recorded return to:

Julie DeBellis

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95881



200812030062
Skagit County Auditor

12/3/2008 Page 1 of 2 1:38PM

Statutory Warranty Deed

95881E-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David G. Huber and Karen K. Brumbaugh-Huber, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julie K. DeBellis, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, "PLAT OF BROWN & MCMILLEN, DIV. NO. 1"

Tax Parcel Number(s): P83501, 4501-000-016-0008

Lot 16, "PLAT OF BROWN & MCMILLEN, DIV. NO. 1", as per plat recorded in Volume 14 of Plats, pages 57 and 58, records of Skagit County, Washington.

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

Dated 12-3-08

David G. Huber

David G. Huber

Karen K. Brumbaugh-Huber

Karen K. Brumbaugh-Huber

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4455.00
By *[Signature]* Skagit Co. Treasurer
Deputy

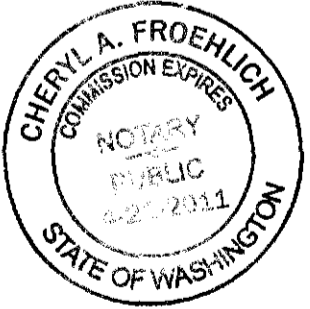
I certify that I know or have satisfactory evidence that David G. Huber and Karen K. Brumbaugh-Huber, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-3-08

Cheryl A. Froehlich

Cheryl A. Froehlich

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2011 4-21-11
CAF



Schedule "B-1"

EXCEPTIONS:

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

| | |
|------------------------|---------------------------------|
| Plat/Subdivision Name: | Brown & McMillen Division No. 1 |
| Recorded: | October 18, 1988 |
| Auditor's No: | 8810180027 |

Said matters include but are not limited to the following:

1. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
2. An Easement is hereby reserved for and granted to Puget Sound Power & Light Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires, with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television and telephone service, TOGETHER WITH the right to enter upon lots at all times for the purposes stated.
3. Buyer should beware that this subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
4. Front yard residential setback line is shown hereon. For details of remaining setback requirements, see Skagit County Zoning Ordinance Chapter 14.04 Skagit County Code.
5. 7 foot utility easement affecting all lots within said subdivision

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

| | |
|----------------|-------------------------------|
| Recorded: | October 18, 1988 |
| Auditor's No.: | 8810180028 |
| Executed By: | Allen Brown and Gary McMillen |

C. UTILITY EASEMENTS DISCLOSED IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S NUMBER 8810180028, AS FOLLOWS:

On each lot, an easement is created and reserved under and upon the ten (10) feet of land adjacent to front boundary lines and under and upon two and one-half (2 1/2) foot strips of land adjacent to the side boundary lines for utility installation and maintenance, including, but not limited to, power, telephone, water, sewer, drainage, gas, etc., TOGETHER WITH the right to enter upon the lots at all times for construction, replacement and maintenance purposes. Additional utility easements are created and reserved as shown on the recorded plat.

