

When recorded return to:

Jose M. Roques, Catherine M. Walton

7929 Thomas Rd
Bow WA 98232

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96238



200904060147
Skagit County Auditor

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Statutory Warranty Deed

96238-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jerry R. Martin, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jose M. Roques and Catherine M. Walton, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 13, "PLAT OF HIGHLAND GLEN DIV. NO. 3"

Tax Parcel Number(s): P80714, 4374-000-013-0005

Lot 13, "PLAT OF HIGHLAND GLEN DIV. NO. 3", as per plat recorded in Volume 12 of Plats, page 13, records of Skagit County, Washington.

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

Dated 4-1-09

Jerry R. Martin
Jerry R. Martin

980
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 06 2009

Amount Paid \$ 3387.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerry R. Martin, 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: 4-2-09

[Signature]

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011



Exhibit A

EXCEPTIONS:

A. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED:

Between: City of Mount Vernon and Highland Properties
Dated: August 28, 1978
Recorded: September 7, 1978
Auditor's No.: 886954
Providing: Sewer Connection

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

Plat/Subdivision Name: Highland Glen Div. No. 3
Recorded: April 17, 1978
Auditor's No.: 877589

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat. Said dedication was ratified by instrument recorded April 24, 1978, under Auditor's File No. 878117.

2. An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Company and their respective successors or assigns under and upon the exterior 7 feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purposes of serving the subdivision with necessary utilities, and also other easements as shown on face of Plat for above mentioned public and private utilities.

Said Easement was ratified by instrument recorded April 24, 1978, under Auditor's File No. 878117.

3. Seven (7) foot easement for utilities along Westerly line

4. Sanitary sewer easement affects Lots 12 and 13



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