



200909100063

Skagit County Auditor

9/10/2009 Page 1 of 2 11:27AM

When recorded return to:

Mr. and Mrs. John D. Nourse
4016 Ridge Way
Mount Vernon, WA 98273

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02458-09

Grantor: Daniel R. Hockett and Cheryl L. Hockett
Grantee: John D. Nourse and Tawna Eggert

Tax Parcel Number(s): P81308

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

98111-1

Lot 32, "HILLTOP HAVEN"

Statutory Warranty Deed

THE GRANTORS Daniel R. Hockett and Cheryl L. Hockett, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John D. Nourse and Tawna Eggert, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 32, "HILLTOP HAVEN"

Lot 32, "HILLTOP HAVEN," as per plat recorded in Volume 12 of Plats, pages 47, 48, and 49, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated September 1, 2009

Daniel R. Hockett
Daniel R. Hockett

Cheryl L. Hockett
Cheryl L. Hockett

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2766
SEP 10 2009

STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Daniel R. Hockett and Cheryl L. Hockett

are the person who appeared before me, and said person are 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.

Dated: 9/2/09

Shanna Brown M. Gipe
Shanna Brown M. Gipe
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2010



EXHIBIT "A"

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

Dated: September 18, 1978
Recorded: March 9, 1979
Auditor's No.: 7903090037
Executed By: B P & Associate Holdings

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 25, 1980
Recorded: August 25, 1980
Auditor's No.: 8008250078
Executed By: B P & Associate Holdings

Conveyance of the water system within the Plat of "Hilltop Haven", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded March 20, 1979, under Auditor's File No. 7903200050.

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

Plat/Subdivision Name: Hilltop Haven
Recorded: February 23, 1979
Auditor's No.: 7902230005

a. "Utility easements are hereby reserved under and upon all lots within the subdivision for the construction, installation, operation, maintenance, renewal and replacement of underground pipes, conduits, cables and wires and other necessary facilities and equipment for the purpose of serving the subdivision and other properties with water, electric, telephone and television services and such other services as might be consistent with the presently proposed use of said property, and said easements, which are parallel with and adjacent to the boundary lines of said lots, being 7 feet wide along all street right-of-way lines, 5 feet wide along rear lot lines and 2.5 feet wide along side lot lines, are hereby granted to those entities which will provide said services and their respective successors or assigns, together with the right to enter upon the lots at all times for the purposes stated.

Those additional water, sewer, drainage and ingress and egress easements which are specifically shown on the face of the plat are hereby reserved for and granted to the Skagit County Public Utility District, the City of Mount Vernon, and/or the owners of the lots particularly benefited thereby for the construction, installation, operation, maintenance, renewal and replacement of those facilities and structures necessary to provide the services for which said easements were reserved, as noted on the face of the plat, for the subdivision and other property, together with the right to enter upon the lots at all times for the purposes stated."

b. "...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."



200909100063
Skagit County Auditor

9/10/2009 Page

2 of

2 11:27AM