

After Recording Return to:
Shawn R. Sharrow
3903 Foxglove Circle
Mount Vernon WA 98273



200911200065

Skagit County Auditor

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Filed for Record at Request of:

**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 319607-BF

**LAND TITLE OF SKAGIT COUNTY
134575-5**

STATUTORY WARRANTY DEED

THE GRANTOR Wayne T. Vincent, a single man as his separate estate for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shawn R. Sharrow and Tara L. Sharrow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, "HILLTOP HAVEN DIV. NO. IV," as per plat recorded in Volume 14 of Plats, pages 154 and 155, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Real Estate Taxes and Exhibit "A" attached hereto and by this reference made a part hereof

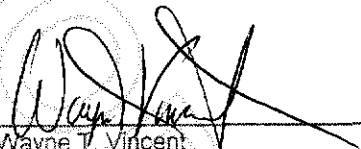
Abbreviated Legal: Lot 34, Hilltop Haven, Div. 4, a plat
Additional Legal(s) on page:
Assessor's Tax Parcel No.: P95663

Dated: November 17, 2009

3574
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 20 2009

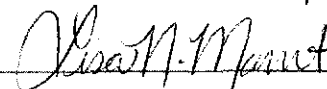
Amount Paid \$ 5167.00
Skagit Co. Treasurer
By *man* Deputy


Wayne T. Vincent

STATE OF WASHINGTON
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Wayne T. Vincent (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: November 18, 2009


Lisa M. Martin

Notary Public in and for the State of Washington
Residing at Monroe
My appointment expires: 12-29-10



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EXCEPTIONS CONTINUED:

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Various purposes
Area Affected:	Portion of said premises

END OF EXHIBIT "A"



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EXHIBIT "A"

A. Provisions contained in the Dedication of said Plat, as follows:

"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."

B. Easement reserved on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors and assigns under and upon the exterior ten (10) feet in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other 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."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: July 18, 1986
Recorded: July 21, 1986
Auditor's No.: 8607210126
Executed By: Dujardin Development Company, a Washington corporation

Said covenants were re-recorded under Auditor's File No. 8707200074 to add additional lots to said covenants.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and
enlarge an underground electric transmission and/or distribution
system
Area Affected: The exterior 10 feet, parallel with and adjoining the street frontage
of all lots and tracts
Dated: September 23, 1990
Recorded: May 7, 1990
Auditor's No.: 9005070086

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: October 17, 1990
Recorded: November 8, 1990
Auditor's No.: 9011080064
Executed By: Dujardin Development Company, a Washington corporation



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