



200911230126
Skagit County Auditor

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When recorded return to:

Mr. Santiago Morales
701 Sapp Road #L1
Sedro Woolley, WA 98284

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02523-09

Grantor: Deborah A. Hunter
Grantee: Santiago Morales

Tax Parcel Number(s): P122990

GUARDIAN NORTHWEST TITLE CO.

97061-1

Abbreviated Legal:

Section 13, Township 35, Range 4; Ptn. SE SE (aka Lot a, Short Plat No. SW-05-2655)

Statutory Warranty Deed

THE GRANTOR Deborah A. Hunter, a Married person as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Santiago Morales, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

* Who acquired title as Deborah A. Perry
de

Abbreviated Legal:

Section 13, Township 35, Range 4; Ptn. SE SE (aka Lot a, Short Plat No. SW-05-2655)

Lot A as delineated on Short Plat No. SW-05-2655 as approved on May 12, 2005 and recorded on May 13, 2005, under Auditor's File No. 200505130092.

Together with a non-exclusive easement for ingress, egress, and utilities over, under, and across that certain road and utilities easement delineated on the face of said Short Plat Nos SW-28-89 and SW-05-2655.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated November 17, 2009

Deborah A. Hunter
Deborah A. Hunter

David A. Hunter
David Hunter

3611
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

NOV 23 2009

Amount Paid \$ 4446.10
Skagit County Treasurer:
By: [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Deborah A. Hunter and David Hunter

is the person who appeared before me, and said person is 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: 11/23/09



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

EXHIBIT "A"

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

Short Plat No.: SW-28-89
Recorded: June 27, 1989
Auditor's No: 8906270031

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Water - Public Utility District No. 1 of Skagit County.
4. Sewer - Individual on-site sewage system.
5. No separate access onto John Liner Road shall be allowed to Lots 1 or 2.
6. A fire hydrant shall be placed along the frontage of John Liner Road to serve the development.
7. Drainfield to be placed in this area, as per request by Skagit County Health Officer (Affects Lot 2, as delineated on the face of said Short Plat).
8. Road and utilities easement affecting the Southeasterly portion as shown.

Declaration of Easements, Covenants and Road Maintenance Agreement contained in instrument recorded January 19, 1990 under Auditor's File No. 9001190018.

RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Daniel R. Madlung and Sandy M. Madlung, husband and wife
Recorded: April 20, 1990
Auditor's No: 9004200041
As Follows:

The Grantor herein hereby reserves unto himself, his heirs, successors and assigns, a non-exclusive easement of ingress, egress and utilities over, under and across the East 15 feet and the West 5 feet of the hereinabove described property. Said easement shall be appurtenant to and for the use of the Grantors' remaining property adjacent to the North.

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

Short Plat No.: SW-05-2655
Recorded: May 13, 2005
Auditor's No.: 200505130092

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Dan Madlung and City of Sedro Woolley
Recorded: May 13, 2005
Auditor's No.: 200505130091
Regarding: Notice of Decision on Short Plat No. 2655

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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