



201004190080
Skagit County Auditor

4/19/2010 Page 1 of 2 3:47PM

When recorded return to:

Michael A. Winslow
1441 Woodland Place
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 99236

BARGAIN AND SALE DEED

49236-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS David R. Needy and Marie J. Needy, husband and wife for and in consideration of THREE HUNDRED TWO THOUSAND NINE HUNDRED NINETY SEVEN AND 89/100 Dollars \$ 302,997.89, in hand paid, bargains, sells, and conveys to Michael A. Winslow and Susan P. Winslow, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 33, "PLAT OF HILLTOP HAVEN DIV. NO. III", as per plat recorded in Volume 14 of Plats, pages 78 and 79, records of Skagit County, Washington.

Tax Parcel Number(s): P83651, 4512-000-033-0004

SUBJECT TO: Exceptions attached hereto and made a part thereof

Dated: March 30, 2010

David R. Needy

Marie J. Needy

NOTARY PUBLIC
STATE OF WASHINGTON
KAREN ALDERSON
My Appointment Expires Mar 28, 2011

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that David R. Needy and Marie J. Needy, 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: 4-7-10

Karen Alderson

Notary Public in and for the State of Washington
Residing at Bellingham

My appointment expires: 3/28/2011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1043
APR 19 2010
Amount Paid \$ 5398.36
By Deputy

EXCEPTIONS:

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

Plat/Subdivision Name: Hilltop Haven Div. No. III
Recorded: July 14, 1989
Auditor's No: 8907140039

Said matters include but are not limited to the following:

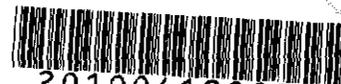
1. "The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."
2. "An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Public 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 7 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."
3. Easement for storm sewer and sanitary sewer affecting the West 26 feet of Lots 3, 4, 7, 8 and 9.
4. Access easement for the City of Mount Vernon affecting Lot 9.
5. 10' drainage easement affecting Lots 20, 21, 23 - 28, 30 - 34 and 35.
6. Waterline easement affecting Lots 23 and 24.

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

Dated: May 21, 1989
Recorded: July 14, 1989
Auditor's No.: 8907140041
Executed By: MVC Investors

Above Covenants, Conditions and Restrictions were amended as hereto attached:

Recorded: May 18, 1992
Auditor's No.: 9205180008



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Skagit County Auditor