

AFTER RECORDING MAIL TO:

Douglas E Hutter and Eileen M Hutter
24526 Wicker Rd
Sedro Woolley, WA 98284



201004300100
Skagit County Auditor

4/30/2010 Page 1 of 4 2:17PM

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 99418-1

Escrow No. 10030090NS
Title Order No. 99418

THE GRANTOR(S) Bruce Murray Hawes, Trustee of the W.M. Hawes Irrevocable Trust, dated October 11, 2005

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Douglas E Hutter and Eileen M Hutter, Husband and Wife

the following described real estate, situated in the County of , State of Washington:

Lot 2, Short Plat No. PL01-0642, as approved on October 7, 2002, recorded October 16, 2002, under Auditor's File No. 200210160129, records of Skagit County, Washington, being a prortion of Lot 1, "Deiter's Acreage", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

Abbreviated Legal: (Required is full legal not inserted above)

Tax Parcel Number(s): P119630

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 99418 issued by First American Title, and set forth in Exhibit "A", attached hereto and by this reference made a part thereof.

Dated: April 23, 2010

Bruce Murray Hawes, Trustee of the W.M. Hawes Irrevocable Trust, dated October 11, 2005

BY Bruce Murray Hawes
Bruce Murray Hawes, Trustee

STATE OF Washington

) ss.

COUNTY OF Snohomish

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

Dated: _____ day of April, 2010

Norma Jean Syrie
Notary Public in and for the State of Washington
residing at Arlington
My Commission Expires: 01/01/11

1201
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 30 2010

Amount Paid \$ 5042.40
By Skagit Co. Treasurer Deputy
hp

STATE OF Washington
COUNTY OF Snohomish

ss.

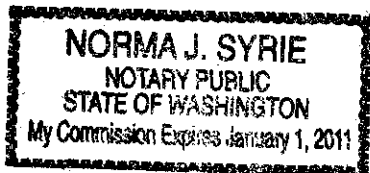
I certify that I know or have satisfactory evidence that

Bruce Murray Hawes

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed
this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it
as the Trustee of

the w. m. Hawes Irrevocable Trust, dated October 11, 2005 to be
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: April 27, 2010



Norma J. Syrie

Notary name printed or typed: Norma J. Syrie
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 1-1-11



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EXHIBIT "A"

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 9, 1967
Recorded: May 12, 1967
Auditor's No: 698946
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A portion of the subject property and other property "as constructed"

B. Easement for ingress and egress over and across the West 30 feet of the subject property in favor of property owners to the South of the subject property created by documents recorded under Auditor's File Nos. 697064, 702790, 703764 and 717434.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns
Dated: April 26, 1967
Recorded: May 13, 1967
Auditor's No: 699271
Purpose: To lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines, for the transportation of water with right of ingress to and from the same
Area Affected: The West 30.00 feet

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, its successors and assigns
Dated: July 8, 1967
Recorded: July 26, 1967
Auditor's No: 702397
Purpose: To construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines for the transportation of oil, gas and the products thereof
Area Affected: The West 30 feet

Said instrument is a re-recording of instrument recorded under Auditor's File No. 701871.

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

Executed By: Jeffrey Benham
Recorded: January 31, 2002
Auditor's No: 200201310115

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.

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

Short Plat No.: PL 01-0642
Recorded: October 16, 2002
Auditor's No.: 200210160129



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EXHIBIT "A" (cont.)

G. ROAD MAINTENANCE AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jeffrey W. Benham and Raquel D. Benham
And: Skagit County
Dated: September 15, 2002
Recorded: October 16, 2002
Auditor's No.: 200210160130

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Jeffrey W. Benham and Raquel D. Benham
And: City of Sedro-Woolley
Dated: September 23, 2002
Recorded: October 16, 2002
Auditor's No.: 200210160131
Regarding: Agreement regarding annexation and ULID/LID waiver
of protests for development within the UGA of the City
of Sedro-Woolley



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