

When recorded return to:

Gregory Pless
20414 Eastgate Way
Burlington, WA 98233



201102180092
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

137530-0

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638
Mount Vernon, WA 98273

Order No.: 620012562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hailee A. Castillo formerly known as Hailee A. Lopez and Rigoberto Castillo, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Gregory W. Pless, a single person, as his separate estate

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

Lot 11, "Plat of Brown and McMillen Div. No. 1," as per plat recorded in Volume 14 of Plats, pages 57 and 58, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Tax Parcel Number(s): 4501-000-011-0003, P83496

Subject to: Covenants, conditions, restrictions and easements of record. See Exhibit "A" attached hereto and by reference made a part hereof.

Dated: February 16, 2011

Hailee Castillo
Hailee A. Castillo, formerly Hailee A. Lopez

Rigoberto Castillo
Rigoberto Castillo

482
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 18 2011

Amount Paid \$ *4010.00*
Skagit Co. Treasurer
By *mbm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

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

Dated: February 16 2011

Marcie K. Paleck
Name:

Notary Public in and for the State of Washington,

Residing at: Mount Vernon, WA

My appointment expires: October 15 2012



QUALIFIED DOCUMENT



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EXCEPTIONS:

A. Dedication contained on the face of said Plat, as follows:

"We hereby declare this plat and dedicate to the use of the public forever the use as roads and ways, and the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-ways, or to hamper proper road drainage. Any enclosing or drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner."

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

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company, and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, and telephone service, together with the right to enter upon lots at all times for the purposes stated."

C. Notes contained on the face of said Plat, as follows:

1. Buyer should beware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction.
2. Front yard residential set back line is shown hereon. For details of remaining setback requirements, See Skagit County Zoning Ordinance Chapter 14.04 Skagit County Code.
3. Current Zoning District is residential (R).

D. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PROVISION FOR LEVY OF ASSESSMENTS AS CONTAINED IN INSTRUMENT AS HERETO ATTACHED.

Dated: October 13, 1988
Recorded: October 18, 1988
Auditor's No.: 8810180028
Executed By: Allen D. Brown, et ux, et al

E. Terms and conditions of the Articles of Incorporation for Eastgate Way Association as recorded November 1, 1988, under Auditor's File No. 8811010014.

F. A 7 foot Utility Easement as delineated on the face of the Plat.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Building set back
Area Affected: As shown on the face thereof.



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