



201111080078

Skagit County Auditor

11/8/2011 Page 1 of 2 4:05PM

When recorded return to:

Darrin W. Hellem, Mr. and Mrs. Joseph J. Hellem
20795 Carol Ann Place
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

139270-0
Filed for Record at Request of
Jonathan Smith dba Advantage Escrow Service
Escrow Number: 11-0039-CC

Statutory Warranty Deed

THE GRANTORS Dennis A. Jones and Mary Ann Bauer-Jones, who also appears of record as Maryann Bauer-Jones, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Darrin W. Hellem, a single person, Joseph J. Hellem and Susan K. Hellem, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5, COUNTRY MEADOWS, according to the Plat thereof filed in Volume 12 of Plats at Page(s) 33, records of Skagit County, Washington.

Tax Parcel Number(s): 4386-000-005-0001 /P81071

LOT 5, "COUNTRY MEADOWS", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

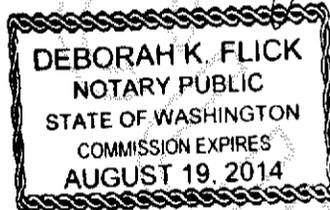
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS SHOWN ON EXHIBIT "A" AS HERETO ATTACHED AND BY LAND TITLE COMPANY OF SKAGIT COUNTY ORDER NO. 139270-0

Dated 7 Nov 11

[Signature]
Dennis A. Jones

[Signature]
Mary Ann Bauer-Jones



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Dennis A. Jones and Mary Ann Bauer-Jones**

are the persons who appeared before me, and said persons 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: 11/7/11

[Signature]
Deborah K. Flick
Notary Public in and for the State of Washington
Residing at Shoreline
My appointment expires: 8/19/14

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011 3391
NOV 08 2011

Amount Paid \$ 3031.00
Skagit Co. Treasurer
By [Signature] Deputy

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

| | |
|----------------|--|
| For: | Underground electric system |
| In Favor Of: | Puget Sound Power and Light Company |
| Recorded: | October 31, 1978 |
| Auditor's No.: | 890404 |
| Affects: | Short Plat No. 71-78, the front 7 feet of all lots parallel and adjacent to the roads. |

B. Easement provisions as contained in said Plat, as follows:

"A non-exclusive easement is hereby reserved for and granted to Puget Sound Power & Light Company, Continental Telephone Company and Nationwide T.V. Cable Company and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and T.V. cable service, together with the right to enter upon the lots at all times for the purposes stated."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT.

As Follows:

"1. Construction of duplexes on any lot in this subdivision will not be allowed without the specific written approval of the Skagit County Planning Commission and the Board of County Commissioners.

2. The first floor elevation of all residences constructed in this subdivision will have a minimum elevation of 39.5 feet U.S.G.S. datum."

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

| | |
|--------------------|--|
| Declaration Dated: | May 4, 1979 |
| Recorded: | May 8, 1979 |
| Auditor's No.: | 7905080045 |
| Executed By: | Country Meadows, by Otto E. Bouma and James L. Nielsen |

E. 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 or lots, where water might take a natural course in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.



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