



200004280073  
Kathy Hill, Skagit County Auditor  
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RETURN TO:

Peoples Bank  
4183 Meridian Street, 2nd Floor  
Bellingham, WA 98226

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4566 000 019 0008  
LOAN NUMBER: 5018404-401

ISLAND TITLE CO. *SB-15974V*

STATUTORY WARRANTY DEED

THE GRANTOR Mark Bradley Hobson and Becky L Hobson, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to Raymond P. Keene, An Unmarried as to 50% interest and Jennifer A. Merrill, An Unmarried as to 50% interest

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

LOT 19, LITTLE MOUNTAIN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 1 THROUGH 5, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE NORTH 27 DEGREES 36' 20" WEST ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 43.49 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE SOUTH 32 DEGREES 27' 50" EAST, A DISTANCE OF 44.43 FEET TO THE SOUTH LINE OF SAID LOT 19; THENCE SOUTH 74 DEGREES 05' 49" WEST ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 3.84 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EXCEPTIONS ATTACHED HERETO IN EXHIBIT "A"  
Dated 04/25/00

# 35027  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

Seller

*Mark Bradley Hobson*  
Seller Mark Bradley Hobson

APR 28 2000

Seller

2242.80  
Amount Paid \$

*Becky L Hobson*  
Seller Becky L Hobson

Skagit County Treasurer  
Deputy

STATE OF California

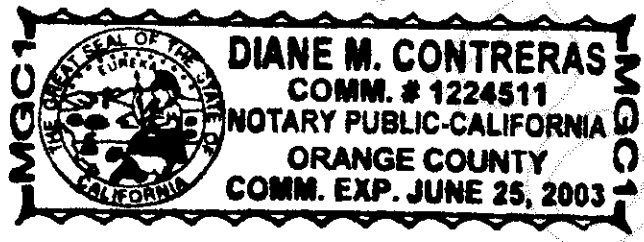
Orange County ss:

On this day personally appeared before me Mark Bradley Hobson and Becky L Hobson

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 26<sup>th</sup> day of April, 2000.

*Diane M. Contreras*



Notary Public in and for the State of ~~Washington~~ California, residing at 23101 Moulton Pkwy #101 Laguna Hills, Ca 92653  
My appointment expires: June 25, 2003

EXHIBIT "A"

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, Contel of the Northwest and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet of front boundary lines of all lots and tracts, 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 property, together with the right to enter upon the 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.

2. Easement dedicated on the face of said plat;  
For: Slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads
3. Easement delineated on the face of said plat;  
For: Utilities  
Affects: Easterly 7 feet of said premises

4. Private drainage easement contained on the face of said plat, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

5. Restrictions contained on the face of said plat, as follows:

This property shall not at any time be used for retirement center or senior housing project, as cited in that certain deed of record as recorded December 8, 1989, under Auditor's File No. 8912080068, records of Skagit County, Washington.

6. Native Growth Protection area note on the face of said plat, as follows:

No clearing, grading, or filing of any kind, building construction or placement, or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers, removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.



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