



200304160077

Skagit County Auditor

4/16/2003 Page 1 of 2 11:25AM

When recorded return to
Mr. and Mrs. Scott A. Bauder
170 Heritage Place #168
Burlington, WA 98233

Assessor's Parcel or Account No.: 4393-000-016-0009

Abbreviated Legal Description: Lot 16, Hilltop Haven

Full legal description located on Page 1

105764
LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

THE GRANTOR, **SCOTT B. NASH** and **MARIANNE M. NASH**, husband and wife, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to the GRANTEE, **SCOTT BAUDER** and **MOLLIE JAEGER-BAUDER**, husband and wife, the real estate legally described as:

Lot 16, "HILLTOP HAVEN," as per plat recorded in Volume 12 of Plats, pages 47, 48 and 49, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO the matters noted on the attached Exhibit.

Dated this 20th day of March, 2003.

#1785
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 16 2003

Amount Paid \$ 43601.00
By [Signature] Skagit Co. Treasurer
Deputy

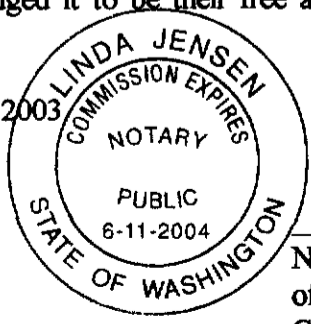
[Signature]
SCOTT B. NASH

[Signature]
MARIANNE M. NASH

STATE OF WASHINGTON)
) ss.
COUNTY OF KING Skagit)
[Signature]

I certify that I know or have satisfactory evidence that SCOTT B. NASH and MARIANNE M. NASH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 20th, 2003



[Signature]
Notary Public in and for the State
of Washington, residing in Mount Vernon
Commission expires 6-11-04

EXCEPTIONS:

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

Declaration Dated: September 18, 1978
Recorded: March 9, 1979
Auditor's No.: 7903090037
Executed By: B P & Associate Holdings

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration: August 25, 1980
Recorded: August 25, 1980
Auditor' No.: 8008250078
Executed By: B P & Associate Holdings

- B. Easement provisions set forth on the face of the Plat, as follows:

"Utility easements are hereby reserved under and upon all lots within the subdivision for the construction, installation, operation, maintenance, renewal and replacement of underground pipes, conduits, cables and wires and other necessary facilities and equipment for the purpose of serving the subdivision and other properties with water, electric, telephone and television services and such other services as might be consistent with the presently proposed use of said property; and said easements, which are parallel with and adjacent to the boundary lines of said lots, being 7 feet wide along all street right-of-way lines, 5 feet wide along rear lot lines and 2.5 feet wide along side lot lines, are hereby granted to those entities which will provide said services and their respective successor or assigns, together with the right to enter upon the lots at all times for the purposes stated.

Those additional water, sewer, drainage and ingress and egress easements which are specifically shown on the face of the Plat are hereby reserved for and granted to the Skagit County Public Utility District, the City of Mount Vernon and/or the owners of the lots particularly benefited thereby for the construction, installation, operation, maintenance, renewal and replacement of those facilities and structures necessary to provide the services for which said easements were reserved, as noted on the face of the Plat, for the subdivision and other property, together with the right to enter upon the lots at all times for the purposes stated."

- C. Provisions contained in the dedication of said Plat, as follows:

"...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."

- D. Conveyance of the water system within the Plat of "Hilltop Haven," to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded march 20, 1979, under Auditor's File No. 7903200050.

- E. Change in lieu of assessment, as set forth on the face of said Plat, as follows:

"The charge in lieu of assessments for each lot in this subdivision shall be \$-0-. (This charge includes a credit of \$19,200.00 for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit."

- F. 12.5 foot wide Sanitary Sewer Easement as delineated on the face of said Plat.
(Affects Westerly 5 feet)

3. Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.



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