

AFTER RECORDING MAIL TO:
Mr. and Mrs. Thomas P. Hixson
785 Southview Drive
Burlington, WA 98233



200410080087
Skagit County Auditor

10/8/2004 Page 1 of 4 10:51AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82719

Statutory Warranty Deed

Grantor(s): Edith M. Edmundson
Grantee(s): Thomas P. Hixson and Tia B. Hixson
Assessor's Tax Parcel Number(s): P120527, 4818-000-034-0000

FIRST AMERICAN TITLE CO.

B82719E

THE GRANTOR Edith M. Edmundson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas P. Hixson and Tia B. Hixson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 34, "PLAT OF WEST VIEW", as per plat recorded June 4, 2003, under Auditor's File No. 200306040117, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: October 6, 2004

Edith M. Edmundson
Edith M. Edmundson

5481
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 08 2004

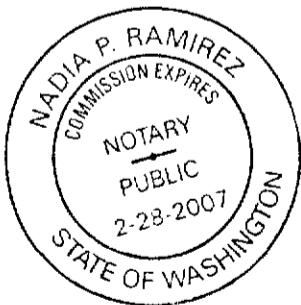
Amount Paid \$ 3,462¹⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Date: October 7, 2004

Nadia P. Ramirez



Notary Public in and for the State of Washington
Residing at Mount Vernon Skagit County
My appointment expires: 2/28/07

EXHIBIT A

Order No: B82719

Schedule "B-1"

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 24, 1986
Auditor's No: 8612240005

Said matters include but are not limited to the following:

Among the matters disclosed by said Survey is mislocated fence affecting portion of Parcel "B", in Tract 48.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 26, 2002
Recorded: September 6, 2002
Auditor's No: 200209060017
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 3, 2003
Recorded: June 4, 2003
Auditor's No: 200306040116
Executed by: Dan R. Mitzel, Managing Member Hansell Mitzel LLC



200410080087

Skagit County Auditor

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: West View
Recorded: June 4, 2003
Auditor's No: 200306040117

Said matters include but are not limited to the following:

1. Setbacks - Front Yard - minimum mean depth of 20 feet. Side Yard - minimum mean width 5 feet. The total of the two Side Yards shall be 15 feet. A minimum of one 10 foot Side yYard shall be provided per lot to facilitate access to the Rear Yard by reasonably sized vehicles. Side of building means the outer face of any part of the building roof eaves. Rear Yard - minimum mean depth of 20 feet. No boats or RV parking will be allowed in the Front Setback area.
2. Sewage disposal - City of Burlington, Water - Skagit County PUD, Power - Puget Sound Energy, Telephone - GTE, Gas - Cascade Natural Gas, Cable - TCI Cable, Storm - City of Burlington
3. All Lots within this subdivision are subject to Impact fees for schools, fire, and parks, payable upon issuance of a Building Permit.
4. This survey has depicted existing fence lines and other occupational indicators in accordance with W.A.C. CH. 332.130. These occupational indicators may indicate a potential for claims of unwritten Title Ownership. The legal resolution of ownership based upon unwritten Title Claims has not been resolved by this Boundary Survey.
5. This subdivision lies within zone "B" and zone "A-7" on flood insurance map 530153-0001-B, dated January 3, 1985, the City of Burlington has assigned a finished floor elevation of 26.00 feet to all houses within this plat.
6. Lots 19,20,21 and 22 are limited to a 1-story dwelling only.
7. Lots 1 through 13 are subject to and together with a 10.00 foot drainage easement for the benefit of Lots 1 through 13 and the maintenance and other responsibilities and obligations are spelled out in the CCR's as referenced.
8. The existing house and garage on Lots 1 to 3 will be removed prior to any new construction thereon.
9. Dedication - Know all men by theses presents that Hansell Mitzel, L.L.C., a Washington Limited Liability Company and Horizon Bank, a Washington State Corporation, owners in fee simple or contract purchasers and mortgage or lien holders of the land hereby platted, declare this Plat and dedicate to the use of the public forever, the streets, avenues and pump station tract, if any, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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 avenue shown hereon.



200410080087

Skagit County Auditor

10. Utility Easement - An easement is hereby reserved for and granted to the City of Burlington, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broad Band and their respective successors and assigns under and upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way as shown hereon 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, 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 caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

11. Private drainage and Sewer easements - easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns. The City of Burlington is hereby granted the right to enter said easements for emergency purposes at its own discretion.

12. Drainage Easement for benefit of Lots 1-13 (Affects Lots 1-13)

13. 10 foot Utility Easement (Affects the exterior portion of lots abutting streets)

14. Private Drainage Easement (Affects East 7.5 feet of Lots 33 and 53 and the West 2.5 feet of Lots 34 and 52)

15. Fenceline locations as delineated on face of map.

16. 20 foot Emergency access easement (Affects Lots 24 and 25)

17. 5 foot Private Drainage Easement (Affects Lots 12 and 13)



200410080087
Skagit County Auditor

10/8/2004 Page

4 of

4 10:51AM