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AFTER RECORDING MAIL TO:  
Mr. and Mrs. John Patrick Heffron  
14120 Madrona Drive  
Anacortes, WA 98221



200411300106  
Skagit County Auditor

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83006

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### Statutory Warranty Deed

Grantor(s): Estate of Ellen H. Bicket, deceased  
Grantee(s): John Patrick Heffron and Catherine J. Heffron  
Assessor's Tax Parcel Number(s): P69948, 4028-000-030-0004

FIRST AMERICAN TITLE CO.  
A83006-E-1

THE GRANTOR The Estate of Ellen Bicket, deceased, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Patrick Heffron and Catherine J. Heffron, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 30 in the plat of "SUNSET WEST", as per plat recorded in Volume 9 of Plats, pages 98 and 99, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions or other exceptions as set forth on Schedule B-1 attached hereto.

Dated: November 24, 2004

Walter L. Bicket  
Walter L. Bicket, Co-Personal Representative

Sally Ann Main  
Sally Ann Main, Co-Personal Representative

STATE OF Washington  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Sally Ann Main and Walter L. Bicket are 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: 11/29/04

Paul L. Lantz



6400 Notary Public in and for the State of Washington  
Residing at Bellvue WA  
My appointment expires: 3/10/08

NOV 30 2004  
Amount Paid \$ 7031.00  
By [Signature]  
Skagit Co. Treasurer

Schedule "B-1"

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

Plat/Subdivision Name: Sunset West  
Recorded: July 14, 1970  
Auditor's No: 741152

Said matters include but are not limited to the following:

1. Dedication of Roads
2. Right of the public 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 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Waterline Easement affecting Lot 36
4. Building Setback line affecting Lots 1-6
5. Well Easement affecting Lots 18 & 19
6. Well Protection Zone affecting Lots 17-20
7. Drainage easement affecting Lots 27 and 28

Amendment to Protective Covenants, recorded October 9, 2003, under Skagit County Auditor's File No. 200310090104.

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

Dated: June 8, 1970  
Recorded: July 14, 1970  
Auditor's No: 741153  
Executed by: Norrie Estvold, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 3, 1981  
Recorded: May 4, 1981  
Auditor's No: 8105040001



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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 3, 1991  
Recorded: April 24, 1992  
Auditor's No: 9204240030

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Wallace L. Bicket  
And: Skagit County  
Dated: July 16, 1985  
Recorded: July 22, 1985  
Auditor's No.: 8507220015  
Regarding: Repair Agreement for on-site sewage disposal system



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