

When recorded return to:

Mr. and Mrs. Carla Marie Rhymer  
1233 Independence Boulevard  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 95234



200808150230  
Skagit County Auditor

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### Statutory Warranty Deed

**THE GRANTORS** Lawrence D. Hood and LaVonne S. Hood, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Carla Marie Rhymer and Jack Wayne Rhymer, wife and husband** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Tract 28, "WILIDA ESTATES"

GUARDIAN NORTHWEST TITLE CO.  
95234-E1

Tax Parcel Number(s): P80696, 4373-000-028-0009

Tract 28, "WILIDA ESTATES", as per plat recorded in Volume 12 of Plats, pages 11 and 12, records of Skagit County, Washington.

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

Dated 8-13-08

\_\_\_\_\_  
Lawrence D. Hood

\_\_\_\_\_  
LaVonne S. Hood

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lawrence D. Hood and LaVonne S. Hood, 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: 8-14-08

\_\_\_\_\_

Notary Public in and for the State of Washington  
Residing at Mukwonago  
My appointment expires: 1/07/2011



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 15 2008

Amount Paid \$ 3992.20  
Skagit Co. Treasurer  
By CD Deputy

Exhibit A

EXCEPTIONS:

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

Short Plat No.: Wilida Estates  
Recorded: April 13, 1978  
Auditor's No.: 877375

Said matters include but are not limited to the following:

1. 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 where water might take a natural course in the original grading of the roads and ways hereon. Following reasonable original grading of the 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company, Nationwide Cablevision 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, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purpose stated.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: April 14, 1978  
Recorded: April 13, 1978  
Auditor's No.: 877374  
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and First Federal Savings and Loan Association of Mount Vernon

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: April 26, 1978  
Recorded: April 28, 1978  
Auditor's No.: 878433  
Executed By: Willard M. Hendrickson and Ida M. Hendrickson, husband and wife, and First Federal Savings and Loan Association, of Mount Vernon



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