

When recorded return to:

Mr. and Mrs. Lawrence T. Hastings
10973 Gardner Rd
Burlington WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95684



200810300073
Skagit County Auditor

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Statutory Warranty Deed

95684E-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Harlan N. Sullivan and Debra L. Sullivan, formerly husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lawrence T. Hastings and Christina M. Hastings, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 4, "REPLAT OF EVERGREEN ACRES DIVISION NO. 1"

Tax Parcel Number(s): P77639, 4182-000-004-0008

Lot 4, "REPLAT OF EVERGREEN ACRES DIVISION NO. 1", as per plat recorded in Volume 10 of Plats, pages 13 and 14, records of Skagit County, Washington.

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

Dated 10-28-08

Harlan N. Sullivan

Debra L. Sullivan

3562
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 30 2008

STATE OF Washington
COUNTY OF Skagit } SS:

3796.40
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Harlan N. Sullivan and Debra L. Sullivan, 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: 10-29-08

Katie E. Hickok

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

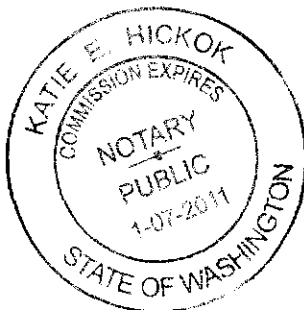


Exhibit A

EXCEPTIONS:

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

Plat/Subdivision Name: Evergreen Acres Div. 1
Auditor's No: 761849

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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters 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 the culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner. Lot 7 shall be used for storm water disposal, and Skagit County is hereby granted an easement on the entire lot. The easement and restriction shall run with the land until storm sewers are installed, at which time the restriction and easement shall be released by Skagit County.

2. Typical Residential structure setback lines, as delineated on the face of said plat. NOTE: We note that the face of said plat recites that "for detailed setback requirements to see the Protective Covenants for the plat", however, there are no Protective Covenants of record affecting said plat.

3. Utility Easements

B. Restrictive Covenants contained in Deed from Ace Garlinghouse, as Trustee, under the Living Trust of Oliver W. Gear and Helen E. Gear, conveying to Rodney N. Buchanan and Linda V. Buchanan, Tract 16 in said subdivision, dated March 24, 1976, recorded March 26, 1976 under Auditor's File No. 832388 (which may be notice of a general plan) as follows:

1. Any home to be constructed is to be completed within one year of start of construction and home is to conform with other homes in the area.

2. The area of home is not to be less than 1100 square feet of living area.



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