



200910300157  
Skagit County Auditor

10/30/2009 Page 1 of 2 4:02PM

When recorded return to:

Susan L. Harrower

Recorded at the request of:

File Number: 98526

### Statutory Warranty Deed

98526  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Arthur W. Hademan III, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Susan L. Harrower, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 24, "PLAT OF HILLTOP HAVEN DIV. NO. III"

Tax Parcel Number(s): P83640, 4512-000-024-0013

Lot 24, "PLAT OF HILLTOP HAVEN DIV. NO. III", as per plat recorded in Volume 14 of Plats, pages 78 and 79, records of Skagit County, Washington.

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

Dated 10/30/09

Arthur W. Hademan III

3340  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
D. 110

OCT 30 2009

Amount Paid \$ 5701.00  
Skagit County Treasurer  
By: [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Arthur W. Hademan III, 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: 10-30-09

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 1/07/2011 4-21-11  
CAP

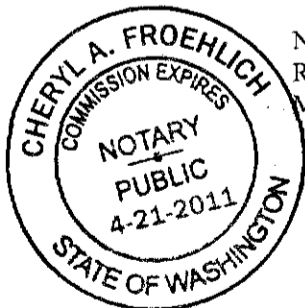


Exhibit A

**EXCEPTIONS:**

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

Plat/Subdivision Name: Hilltop Haven Div. No. III  
Recorded: July 14, 1989  
Auditor's No.: 8907140039

Said matters include but are not limited to the following:

1. "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."
2. "An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co, and Cascade Natural Gas Co. and their respective successors and assigns, under and upon the exterior 7 feet 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 and other lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted."
3. Easement for storm sewer and sanitary sewer affecting the West 26 feet of Lots 3, 4, 7, 8 and 9.
4. Access easement for the City of Mount Vernon affecting Lot 9.
5. 10' drainage easement affecting Lots 20, 21, 23 - 28, 30 - 34 and 35.
6. Waterline easement affecting Lots 23 and 24.

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

Dated: May 21, 1989  
Recorded: July 14, 1989  
Auditor's No.: 8907140041  
Executed By: MVC Investors

Above Covenants, Conditions and Restrictions were amended as hereto attached:

Recorded: May 18, 1992  
Auditor's No.: 9205180008

**C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon, a Municipal Corporation  
And: Thomas Flanik and Vera Flanik  
Dated: August 31, 1989  
Recorded: October 4, 1989  
Auditor's No.: 8910040077



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