



201012130172  
Skagit County Auditor

12/13/2010 Page 1 of 4 3:47PM

WHEN RECORDED RETURN TO  
JAMES D. HAVENS  
VACANT LOT #7 THEO LANE  
CONCRETE, WASHINGTON 98237

CHICAGO TITLE 620012083



CHICAGO TITLE COMPANY

5126852

STATUTORY WARRANTY DEED

THE GRANTOR(S)

DIANE HIGGINS, MARRIED AS HER SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JAMES D. HAVENS AND ERIN C. HAVENS, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 7, OF "PLAT OF SKAGIT SUNSET DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 49 AND 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3756

DEC 13 2010

Amount Paid \$ 2319.00

Skagit Co. Treasurer

By *W. M. M.* Deputy

Abbreviated Legal: LOT 7, SKAGIT SUNSET DIV NO 1

Tax Account Number(s): P108081


Dated: NOVEMBER 18, 2010

*Diane Higgins*  
DIANE HIGGINS

STATE OF WASHINGTON  
COUNTY OF King

SS

ON THIS 23 DAY OF Nov, 2010 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED  
Diane Higgins KNOWN TO ME TO BE THE INDIVIDUAL(S)  
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED  
THAT She SIGNED AND SEALED THE SAME AS her FREE AND VOLUNTARY  
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

  
NOTARY SIGNATURE

PRINTED NAME: Tony Howes  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Wenatche  
MY COMMISSION EXPIRES ON 2-28-14

Notary Public  
State of Washington  
TONY HOWES  
My Appointment Expires Feb 28, 2014

NOTARY/RDA/092100



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EXHIBIT

Escrow No.: 005126852

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF SKAGIT SUNSET DIV. NO. 1:

Recording No: 9506080039

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: October 7, 1993

Auditor's No(s): 9310070104, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: Northerly 10 feet of said premises being parallel to and coincident with the road

Easement, including the terms and conditions thereof, reserved by instrument:

Recorded: November 17, 2000

Auditor's No.: 200011170047, records of Skagit County, Washington

In favor of: George J. Theodoratus and Lois M. Theodoratus, husband and wife

For: Grantor herein reserves a non-exclusive easement over the lower lot area between the top of the bank and the Skagit River side channel.

Said easements are to be used for transportation of lawn mowers and other equipment that may be used for maintenance, and or other construction on the lower lot area and the river bank area on this lot and adjacent lots. The Grantee or their assigns will have the option to do maintenance work on the lower lot area but they will not have the responsibility to do any of said work. It will be the Grantees responsibility to maintain the lower lot area of his lot.

Title to said easement will be transferred to a lot owner maintenance association if one is formed by the lot owners after more lots are sold.

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Notes on the face of Short Plat 42-89, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential reserve.
- D. Sewage disposal – Individual septic systems.
- E. Water – Skagit County Water District No. 1

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: June 8, 1995

Auditor's No(s): 9506080040, records of Skagit County, Washington

Executed by: George J. Theodoratus and Lois M. Theodoratus, husband and wife

EXHIBIT3/RDA/0999



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EXHIBIT

Escrow No.: 005126852

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 8, 1995

Auditor's No(s): 9506080040, records of Skagit County, Washington

Imposed By: George J. Theodoratus and Lois M. Theodoratus, husband and wife

EXHIBIT3/RDA/0999



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