

2070701787

Page: 1 of 2  
7/13/2007 11:16 AM  
DEED \$33.00  
Whatcom County, WA

Request of: WHATCOM LAND TITLE

When recorded return to:

ARNE T. AHLEN  
~~2607 16TH ST~~ 451 Hunters Point Drive  
BELLINGHAM, WA 98229 98225

Filed for Record at Request of  
WHATCOM LAND TITLE COMPANY, INC.  
Escrow Number: W-90162 (2)

### Statutory Warranty Deed

Grantor: EDWARD AUGUSTUS KITZMILLER and LINDA DIANE KITZMILLER  
Grantee: ARNE T. AHLEN and ANNA K. AHLEN

THE GRANTORS EDWARD AUGUSTUS KITZMILLER and LINDA DIANE KITZMILLER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ARNE T. AHLEN and ANNA K. AHLEN, husband and wife the following described real estate, situated in the County of WHATCOM, State of Washington

Abbreviated Legal:  
LOT 25, PLAT OF HIDDEN HILLS

For Full Legal See Attached Exhibit "A" AND EXCEPTIONS

Tax Parcel Number(s): 370212 045029 0000

Dated July 6, 2007

EDWARD AUGUSTUS KITZMILLER

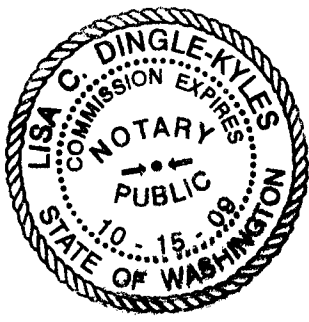
LINDA DIANE KITZMILLER

STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that EDWARD AUGUSTUS KITZMILLER and LINDA DIANE KITZMILLER are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledge it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JULY 12, 2007

Notary Public in and for the State of WASHINGTON  
Residing at BELLINGHAM  
My appointment expires: 10-15-2009



## EXHIBIT A

LOT 25, PLAT OF HIDDEN HILLS, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 14 OF PLATS, PAGES 85 THROUGH 87, RECORDS OF  
WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

### SUBJECT TO:

1. Easement provision as contained on the face of said plat, as follows:

An easement is reserved for and granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY/or CONTINENTAL TELEPHONE COMPANY 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, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

2. Dedicate to the use of the public forever all roads, alleys, easements and public sites shown on this plat; also, the right to make all necessary slopes and cuts and fill upon lots, blocks and tracts in any reasonable grading of the roads, alleys, easements and public sites; and hereby waiver all claims for damages against any governmental authority which may be occasioned to adjacent land by established construction, drainage, and maintenance of said road

3. Covenants, conditions and restrictions in declaration or restrictions;

Recorded:	August 14, 1978
Recording No.:	1298119
Records of:	Whatcom County, Washington
Executed by:	GEORGE R. GREEN

Said instrument has been amended or modified by the following instrument;

Recorded:	February 25, 2005
Recording No.:	2050204176

4. Reservation shown on the face of the plat that all lots fronting on Clark Road will have a minimum building setback of 60 feet from the centerline.

... END OF EXHIBIT "A" ...