

AFTER RECORDING MAIL TO:
MATTHEW J. KAUFMAN
3420 MOHAWK DRIVE
MOUNT VERNON, WA 98273

200001310074

Kathy Hill, Skagit County Auditor
1/31/2000 Page 1 of 2 12:01:34PM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990166

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

P 92159

Grantor(s): JOSEPH ROBERT GORDON BELL

Grantee(s): MATTHEW J. KAUFMAN, CHERYL A. KAUFMAN

Abbreviated Legal: Lot 6, 'THUNDERBIRD II', as per Plat recorded in Volume 10 of
Plats, Page 39 AND 40 inclusive, records of SKAGIT County, WA

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4203-000-006-0001 (R12081)

THE GRANTOR JOSEPH ROBERT GORDON BELL, a single person
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MATTHEW J. KAUFMAN and CHERYL A. KAUFMAN, husband
and wife

the following described real estate, situated in the County of SKAGIT, State of Washington:
Lot 6, "THUNDERBIRD II", as per plat recorded in Volume 10 of Plats, pages
39 and 40, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

Dated this 26th day of January, 2000

33428
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

By Joseph Robert Gordon Bell
JOSEPH ROBERT GORDON BELL

By _____
JAN 31 2000

By _____

By _____
Amount Paid \$ 3,230.70
Skagit County Treasurer
By: DC Deputy

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that JOSEPH ROBERT GORDON BELL

is _____ the person _____ who appeared before me, and said person _____ acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 2000 January 28, 2000

Carrie Huffer



Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12-31-2003

Schedule "B-1"

P-89454

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: May 16, 1973
Recorded: May 16, 1973
Auditor's No.: 785089
Executed By: Keith S. Johnson and Alison R. Johnson,
husband and wife

B. Rights reserved in the dedication of the Plat of Thunderbird II, as follows:

"Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads shown hereon."

C. Easement as shown on the Plat of Thunderbird II, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and the Washington 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."

GRG 1-28-2000

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