

AFTER RECORDING MAIL TO:
Kerri Gustafson
1120 North Waugh Road
Mount Vernon, WA 98273


200008110072
Kathy Hill, Skagit County Auditor
8/11/2000 Page 1 of 2 11:47:39AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00090-00

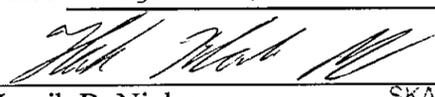
Statutory Warranty Deed

Grantor(s): Henrik B. Nielsen and Kelli Anne B. Nielsen **FIRST AMERICAN TITLE CO.**
Grantee(s): Kerri J. Gustafson **62635-1**
Abbreviated Legal:
Lot 70, "Thunderbird East, Second Addition"
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4411-000-070-0000 R81847

THE GRANTOR Henrik B. Nielsen and Kelli Anne B. Nielsen, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Kerri J. Gustafson, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 70, "Thunderbird East, Second Addition", as per plat recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

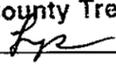
Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 7, 2000

Henrik B. Nielsen


Kelli Anne B. Nielsen

3674
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

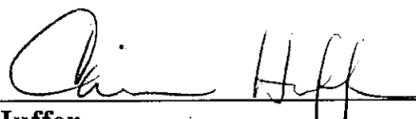
AUG 11 2000

Amount Paid \$ 2848.00
Skagit County Treasurer
By:  Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Henrik B. Nielsen and Kelli Anne B. Nielsen** is/are the person(s) 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.

Dated: August 9, 2000


Carrie Huffer

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



Commitment No. 00062635

Schedule "B-1" Exceptions

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: March 4, 1980
Recorded: March 7, 1980
Auditor's No.: 8003070038
Executed By: Keith S. Johnson and Alison R. Johnson husband and wife,
and the Island Savings and Loan Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, AS HERETO ATTACHED.

Declaration Dated: October 14, 1980
Recorded: October 21, 1980
Auditor's No.: 8010210014
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife,
and the Island Savings and Loan Association

B. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith Johnson
Dated: February 23, 1981
Recorded: February 24, 1981
Auditor's No.: 8102240052
Providing For: Right to connect the subject property to City sewer

C. The 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.

D. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An Easement is hereby reserved for and granted to Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, TOGETHER WITH those specific easements as shown hereon, 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, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Sanitary Sewer
Affects: South 10 feet



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