

AFTER RECORDING MAIL TO:  
RAYMOND L. LARSEN, JR.  
12718 EAGLE DRIVE  
BURLINGTON, WA 98233



200103150092

, Skagit County Auditor

3/15/2001 Page 1 of 2 1:50:43PM

Filed for Record at Request of  
First American Title  
Escrow Number: M-2901

FIRST AMERICAN TITLE CO.

63712-1

**Statutory Warranty Deed**

Grantor(s): RICHARD W. REINHOLT, MARY JANE REINHOLT  
Grantee(s): RAYMOND L. LARSEN, JR., CAROLE M. LARSEN  
Abbreviated Legal: Lot 19, Block 2, COUNTRY CLUB ADDITION NO. 6, as per Plat recorded in Volume 11 of Plats, Page 42 AND 43 inclusive, records of SKAGIT County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4339-002-019-0009 R79520

**THE GRANTOR** RICHARD W. REINHOLT and MARY JANE REINHOLT, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RAYMOND L. LARSEN, JR. and CAROLE M. LARSEN, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington: LOT 19, BLOCK 2, "COUNTRY CLUB ADDITION NO. 6", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: SEE ATTACHED SCHEDULE "B-1" MADE A PART HEREOF.

Dated this 12th day of March, 2001

39834  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

By Richard W. Reinhold  
RICHARD W. REINHOLT

By \_\_\_\_\_  
MAR 15 2001

By Mary Jane Reinhold  
MARY JANE REINHOLT

By \_\_\_\_\_  
Amount Paid \$ 5003.10  
Skagit County Treasurer  
Deputy  
By: Sp

STATE OF WASHINGTON  
County of SKAGIT

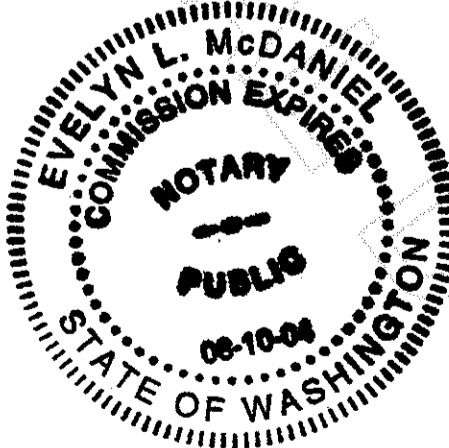
SS:

I certify that I know or have satisfactory evidence that Richard W. Reinhold and Mary Jane Reinhold 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: March 14TH, 2001

Evelyn L. McDaniel

Notary Public in and for the State of WASHINGTON  
Residing at Bow  
My appointment expires: 08-10-04



## Schedule "B-1" Exceptions

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Underground electric system  
In Favor Of: Puget Sound Power & Light Company  
Recorded: APRIL 2, 1971  
Auditor's No.: 750497  
Affects: Right-of-way 5 feet in width being 2 1/2 feet on each side of the centerline as surveyed, staked and constructed across the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 34 North, Range 3 East, W.M.

B. 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: June 30, 1976  
Recorded: July 6, 1976  
Auditor's No.: 838525  
Executed By: D & C Land and Development Inc., a Washington Corporation

Reference to said Covenant was made in instrument recorded under Auditor's File No. 8809260009, which is a re-recording of Auditor's File No. 8809140003, referring to Covenant #18 therein, as follows:

"The undersigned owners of Lots in the subject plat do not object to the use of tile roofs in place of cedar shakes."

C. 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, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior seven 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, television and telephone service, together with the right to enter upon the lots at all times for the purposes stated."

D. The right contained in the dedication of the plat to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in the culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

E. 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: January 23, 1976  
Recorded: March 25, 1977  
Auditor's No.: 853302  
Executed By: Dujardin Custom Homes, Inc., a Washington Corporation, and Marvel Construction, Inc., a Washington Corporation, and Bellingham First Federal Savings and Loan Association

