

AFTER RECORDING MAIL TO:  
Felipe Waterwall, Sr.  
3917 Apache Drive  
Mount Vernon, WA 98273



200203110154  
Skagit County Auditor

3/11/2002 Page 1 of 2 11:40AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-100118-E

### Statutory Warranty Deed

Grantor(s): Thomas R. Paape, Deborah C. Paape  
Grantee(s): Felipe Waterwall, Sr., Jeannit Elain Waterwall  
Abbreviated Legal: Lot 78, THUNDERBIRD EAST 1ST ADDITION, records of Skagit County, WA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4379-000-078-0002/P80838

**THE GRANTOR** THOMAS R. PAAPE and DEBORAH C. PAAPE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Felipe Waterwall, Sr. and Jeannit Elain Waterwall, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A-1

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

#9710  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated this 1st day of March, 2002

By Thomas R. Paape  
Thomas R. Paape

By MAR 11 2002

By Deborah C. Paape  
Deborah C. Paape

By Amount Paid \$ 3827.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON }  
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that Thomas R. Paape and Deborah C. Paape is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 5<sup>th</sup>, 2002

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



Schedule "A-1"

DESCRIPTION:

Tract 78, "THUNDERBIRD EAST FIRST ADDITION", as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington, EXCEPT that portion thereof lying Westerly of a line extending from the most Southerly corner thereof to a point on the Northerly line thereof, which is 11.46 feet East of the Northwest corner of said lot as measured along said North line.

ALSO, that portion of Tract 79, "THUNDERBIRD EAST FIRST ADDITION", as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, lying Westerly of a line extending from the Southwesterly corner of said Tract 79 to a point on the North line of Tract 78 of said plat produced, that is 11.46 feet East of the Northeasterly corner of said Tract 78, as measured along said North line produced.

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

Schedule "B-1"

S-100118-E

EXCEPTIONS:

A. Provisions set forth in the dedication of said plat, 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.

B. 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 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, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

C. 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: September 5, 1978  
Recorded: September 7, 1978  
Auditor's No.: 886974  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

D. Five foot wide Sanitary Sewer Easement as delineated on the face of said Plat of Thunderbird East First Addition.

Affects: Northerly 5 feet of the subject property

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

Between: City of Mount Vernon, a municipal corporation  
And: Keith S. Johnson  
Dated: March 6, 1984  
Recorded: March 12, 1984  
Auditor's No: 8403120062  
Providing: Right to connect subject property to City sewer

*Handwritten signature/initials*



200203110154  
Skagit County Auditor