

AFTER RECORDING MAIL TO:
Duane R. Kossak
465 Spring Lane
Sedro-Woolley, WA 98284



200203220186
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-100408-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Grandview, Inc.
Grantee(s): Duane R. Kossak, Cynthia D. Kossak
Abbreviated Legal: Lot 66, SPRING MEADOWS, DIV. II
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4735-000-066-0000/P116100

THE GRANTOR GRANDVIEW, INC., a Washington corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to DUANE R. KOSSAK and CYNTHIA D. KOSSAK, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 66, "PLAT OF SPRING MEADOWS - DIV. II", as per plat recorded in Volume
17 of Plats, pages 75 and 76, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

See Attached Exhibit A
Dated this 21 day of March 2002
By Grandview, Inc.

1214
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

By [Signature]
Scott Wammack, President
STATE OF Washington
County of Skagit

By MAR 22 2002
Amount Paid \$ 2983.85
Skagit County Treasurer
By: [Signature] Deputy

I certify that I know or have satisfactory evidence that Scott Wammack
signed this instrument, on oath stated that he authorized to
execute the instrument and acknowledged it as the President
of Grandview, Inc. to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: March 21, 2002

[Signature]
Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2002

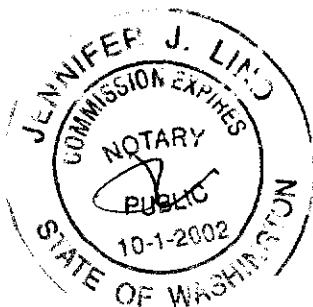


Exhibit A

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

Schedule "B-1"

S-100408-E

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022

B. Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
Recorded: March 4, 1999
Auditor's No.: 9903040085

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150048



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

D. (Continued):

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No.: 9905250019

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No.: 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows
Homeowners Association recorded April 15, 1999, under Auditor's File
No. 9904150047 and as amended by instrument recorded April 25, 1999,
under Auditor's File No. 9904150048.



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