

AFTER RECORDING MAIL TO:
Washington One Stop, Inc.
2501 152nd Avenue NE
Redmond, WA 98052



200204020073
Skagit County Auditor

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Filed for Record at Request of
Washington One Stop, Inc.
Escrow Number: 02-00099

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

68679-1

Grantor(s): Bill E. Watts and Terry L. Watts

Grantee(s): Eugene M. Oppe

Abbreviated Legal:

, , , according to the Plat thereof recorded in Volume of Plats at Page(s) , records of Skagit County, Washington.

Assessor's Tax Parcel Number(s): P108704

THE GRANTOR Bill E. Watts and Terry L. Watts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eugene Oppe and Theresa Oppe, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Attached as exhibit "A"

Subject to: attached as Exhibit "B"

Dated March 26, 2002

Bill E. Watts
Bill E. Watts

Terry L. Watts
Terry L. Watts

1374
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 02 2002

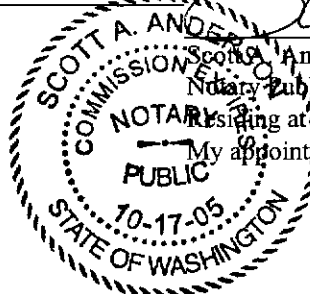
STATE OF Washington }
COUNTY OF SKAGIT } SS:

Amount Paid \$ 2,776.80
Skagit Co. Treasurer
By α Deputy

I certify that I know or have satisfactory evidence that Bill E. Watts and Terry L. Watts

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: 3-29-02



Scott A. Anderson
Notary Public in and for the State of Washington
Residing at Covington
My appointment expires: 10/17/2001

EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 10, "PLAT OF CENTRAL PLACE", as per plat recorded in Volume 16 of Plats, pages 103 and 104, records of Skagit County, Washington.



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EXHIBIT "B"

A. RESERVATIONS CONTAINED IN DEED

Executed by: Robert C. Parker and Ardis A. Parker
Recorded: June 1, 1994
Auditor's No: 9406010117
As Follows:

No mobile homes shall be installed or maintained on the subject property. No structures in excess of one story in height shall be permitted without the prior written approval of Grantor or Grantor's successor in interest to the property described as:

Lot 3 of Short Plat No. SW-SP-0583, records of Skagit County. Situate in Skagit County, Washington.

Use of the subject property shall be restricted to duplexes and single family residences having a minimum of 1,200 square feet of living space. Provided, however, that any lot(s) that are adjacent to the property described in Lot 3, of Short Plat No. SW-SP-0583, records of Skagit County, shall be restricted to single family residences. No commercial uses shall be permitted.

The foregoing covenants, conditions and restrictions shall be for the benefit of the owners of the subject property as the same may be further divided and also benefit and be enforceable by the owner's/purchaser's of Grantor's adjoining real property described as follows:

Lot 3 of Short Plat No. SW-SP-0583, records of Skagit County, Washington.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 3, 1995
Recorded: January 12, 1995
Auditor's No: 9501120048
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

Being located as constructed or to be constructed on the above described property generally described as follows:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the abovedescribed property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

(continued on next page)



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Commitment No. 00068679

Easement No. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the abovedescribed property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: The West 15 feet of the South 5 feet of the North 67 feet of the abovedescribed property (for guy wire and anchor purposes only)

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:	May 17, 1996
Recorded:	May 29, 1996
Auditor's No:	9605290069
Executed by:	Kendall D. Gentry

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	Central Place
Recorded:	May 29, 1996
Auditor's No:	9605290068
(Copy attached)	



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