



200205010112  
Skagit County Auditor

5/1/2002 Page 1 of 1 3:16PM

AFTER RECORDING MAIL TO:

STEVE H. FOSSO, KORI L. FOSSO  
4116 R AVE  
ANACORTES, WA. 98221  
A68797

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.  
**Statutory Warranty Deed** A68797

THE GRANTOR DIANNA CHONKA, A Married Woman as her sole and separate property for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to STEVE H. FOSSO and KORI L. FOSSO, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 24, "THE PLAT OF MOUNTAIN VIEW PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 77, records of Skagit County, Washington.

SUBJECT TO 2ND HALF 2002 PROPERTY TAXES AND PARAGRAPHS A THRU C OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY'S PRELIMINARY COMMITMENT NO. A68797.

ALSO SUBJECT TO: The grantor herein reserves a non-exclusive easement to use, maintain, repair and replace the existing concrete block wall and fence along the southerly portion of said Lot 24 for the benefit of Lot 23 of said plat. Said easement includes the right to utilize for landscaping purposes any land lying southerly of said concrete block wall and fence. Said concrete block wall and fence are shown of record on surveys recorded July 15, 1992 and July 20, 1994 as Auditor's File Nos. 9207150012 and 940700092 in Volume 13, Page 25 and Volume 16, Page 19, of Surveys, respectively.

Also, the premises conveyed herein are subject to restrictions as follows: No remodeling or additions of the house located on these premises may result in higher roof lines above any portion of the existing house. These restrictions are intended to preserve the existing view corridor over the premises for the benefit of Lot 23 adjoining thereto. This restriction may be modified by the owners of Lot 23 and 24 if mutually agreed upon in writing.

Assessor's Property Tax Parcel Account Number(s): 3805-000-024-0003 P57982

Dated April 24, 2002.

#1895  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

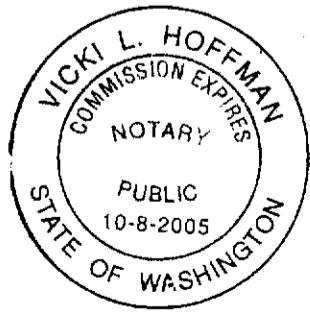
*Dianna Chonka*  
DIANNA CHONKA

MAY 01 2002

Amount Paid \$ 3721.80  
Skagit Co. Treasurer  
STATE OF WASHINGTON  
COUNTY OF SKAGIT  
Deputy SS

I certify that I know or have satisfactory evidence that DIANNA CHONKA is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-25-02



*Vicki L. Hoffman*  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10-8-05