



200206280163  
Skagit County Auditor

6/28/2002 Page 1 of 2 12:37PM

**AFTER RECORDING MAIL TO:**

Don Niman  
2001 North 33rd Place  
Mount Vernon, WA 98273

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 02-01839-KDJ

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

5101473

Grantor(s): Anne M. Blackburn  
Grantee(s): Don O. Niman and Cynthia D. Niman  
Abbreviated Legal:  
Lot 31, Eastwind  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4384-000-031-0001

THE GRANTOR Anne M. Blackburn, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Don O. Niman and Cynthia D. Niman, Husband and Wife the following described real estate, situated in the County of ~~Snohomish~~, State of Washington  
Skagit

Lot 31, "PLAT OF EASTWIND", as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

TOGETHER WITH a 1988 Oakmn 44/28 Mobile Home with a Vin # of 06910591XAB

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated June 27, 2002

Anne M. Blackburn  
Anne M. Blackburn

#2911/2912  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUN 28 2002

Amount Paid \$ 2162.70  
Skagit County Treasurer  
By: [Signature] Deputy

State of Washington }  
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that Anne M. Blackburn

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: 6-27-02  
[Signature]  
Kathy D. Jones  
Notary Public in and for the State of Washington

## EXHIBIT "A"

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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: October 15, 1979  
Recorded: October 16, 1979  
Auditor's No.: 7910160026  
Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

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: December 14, 1981  
Recorded: December 15, 1981  
Auditor's No.: 8112150040  
Executed By: Panwest, Inc., a Washington corporation

D. Easement provisions set forth on the face of said "PLAT OF EASTWIND", as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co and their respective successor or assigns, under and upon the exterior seven (7) feet, parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

E. Provision contained in the dedication of said "PLAT OF EASTWIND" for the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of the streets and avenues shown thereon.

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

Between: City of Mount Vernon,  
a municipal corporation  
And: Robert E. Blackburn and Anne M. Blackburn  
Dated: February 28, 1988  
Recorded: March 1, 1988  
Auditor's No.: 8802010022