

AFTER RECORDING MAIL TO:
Jerry Vander Veen
17238 McLean Road
Mount Vernon, WA 98273



200207290009
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101709-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): George Eusterman, Louise Eusterman
Grantee(s): Jerry Vander Veen
Abbreviated Legal: ptn Gov. Lot 2, 36-34-4 E W.M.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340436-2-071-0008/P114130

THE GRANTOR GEORGE EUSTERMAN and LOUISE EUSTERMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JERRY VANDER VEEN, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington: That portion of Government Lot 2, Section 36, Township 34 North, Range 4 East, W.M., lying Northwesterly of Mountain View Road.

Situate in the County of Skagit, State of Washington.

See Attached Exhibit A and Exhibit B
Dated this 15th day of July, 2002

#3407
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By George Eusterman
George Eusterman

By JUL 29 2002

By Louise Eusterman
Louise Eusterman

Amount Paid \$ 879.75
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that George Eusterman and Louise Eusterman 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: July 15 2002

[Signature]
Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

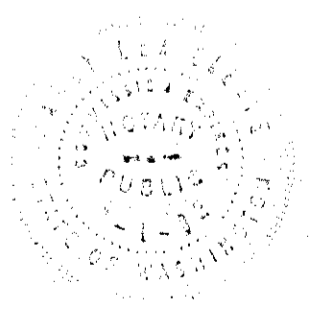


Exhibit A

SUBJECT TO Low Flo mitigation recorded under Auditor's No. 200006260132;
Easement recorded under Auditor's No. 200101080091; Agreement recorded under
Auditor's No. 200101080092.





EXHIBIT B

Height Restriction Description

Description of height restrictions to be used for the sale of the approximately one acre parcel known as 16794 Mountain View Road.

"The height restrictions placed on the lot of 16794 Mountain View Road, Mount Vernon, WA, (Government Lot 2, Section 36, Township 34 North, Range 4 East, W.M., lying Northwesterly of Mountain View Road; Parcel 114130) are for the benefit of the owners of 16730 Mountain View Road, Mount Vernon, WA for southerly view protection. These restrictions are a covenant running with the land. These restrictions are defined as follows: Using the Section monument in the northwest corner of the lot known as 16794 Mountain View Road as a benchmark, the height of all plantings, natural cover, trees, chimneys, antennas, buildings and etc shall not exceed a point 12 feet above this benchmark radiating over the property on a 4.5 degree downward or negative slope (8.22 percent). Thus the height restriction begins at the starting point twelve feet above the monument then declines evenly (radial) over the property at a 4.5 degree slope thereby protecting the view area of the property above (16730 Mountain View Road) from obstruction indefinitely."

Please include the site line survey done by Bayview Surveyors July 16, 2002 from which these above numbers were derived. (as attached)

READ AND CONTENT APPROVED:

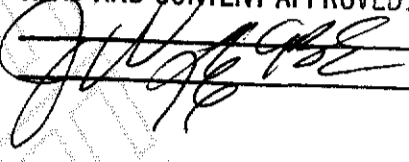


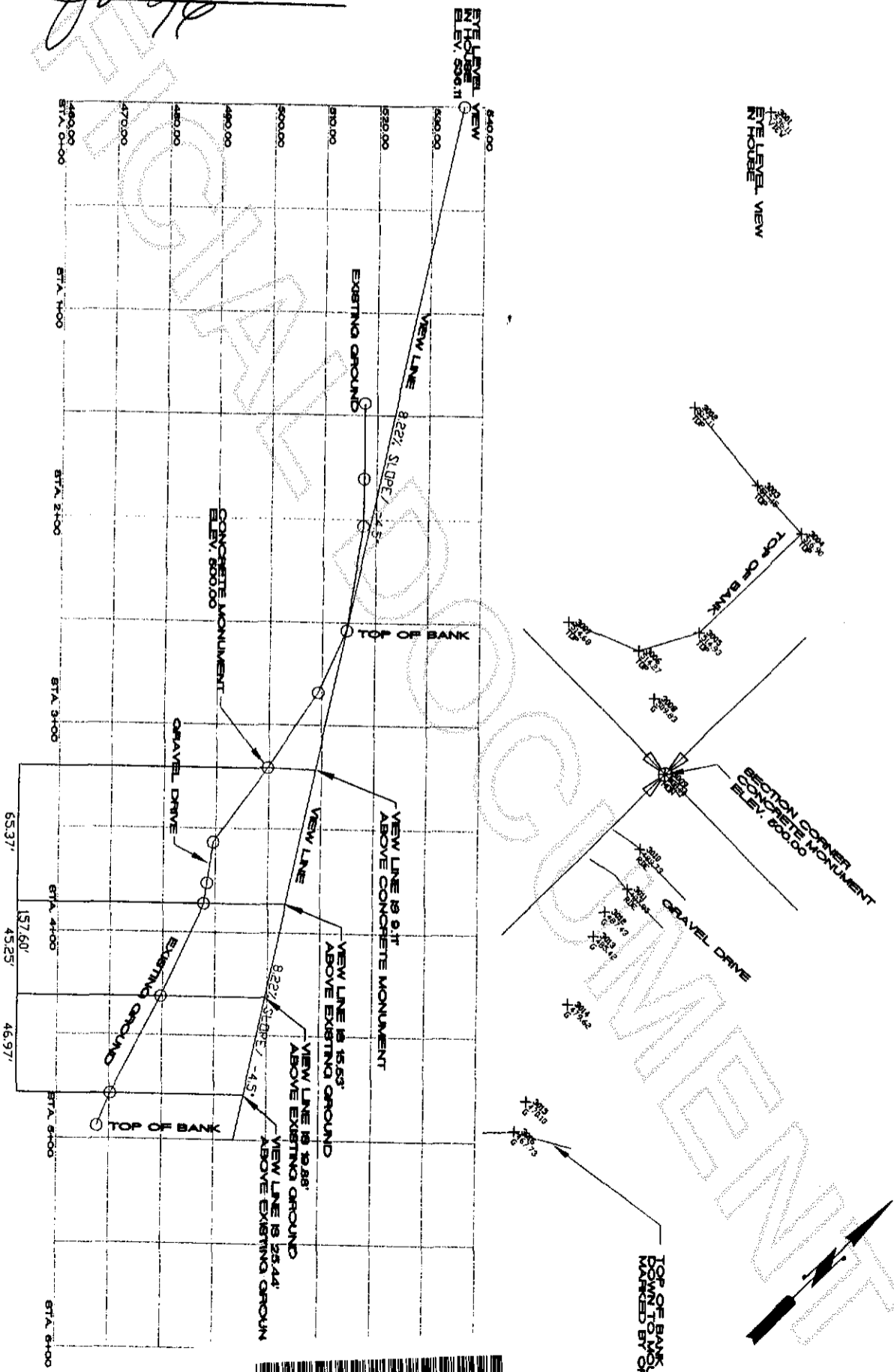
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UNAPPROVED

READ AND CONTENT APPROVED:




DATE		BY		REVISIONS	
<p>BAYVIEW SURVEYING INC. 1000 1/2 AVENUE CHEWING ROCK, VA 22601 (540) 753-2200 FAX (540) 753-2201</p>					
JOB NO.	2002-054	PROJECT DESCRIPTION	VIEW EASEMENT PROFILE		
ISSUED FOR	SITE/DWG	DRAWN BY	T. [unreadable]	CHECKED BY	S. [unreadable]
DATE	05/27/02	PROJECT	GEORGE AND LOUISE EUSTERMANN		
SCALE VERT. 1"=20'		TOPOGRAPHIC SURVEY FOR			
A PORTION OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, V.M.					

DATUM: ASSUMED ELEVATION 800.00 AT MONUMENT



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TOP OF BANK DOWN TO MOUNTAIN VIEW PK MARKED BY ORANGE FLAG