

AFTER RECORDING MAIL TO:  
James E. Griffith  
16994 Obstruction Drive  
Burlington, WA 98233

200207310183  
Skagit County Auditor  
7/31/2002 Page 1 of 3 3:37PM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-101875-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Joe L. Youngren  
Grantee(s): James E. Griffith, Cathryn L. Griffith  
Abbreviated Legal: Lot 25, NORTHSOUND ESTATES NO. 1, records of Skagit County, WA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 3962-000-025-0001/P67697

**THE GRANTOR** JOE L. YOUNGREN, an unmarried man  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to James E. Griffith and Cathryn L. Griffith,  
husband and wife  
the following described real estate, situated in the County of Skagit , State of Washington:  
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

3494  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 31 2002

Dated this 25th day of July, 2002

By Joe L. Youngren

By Amount Paid \$2,738.70  
Skagit County Treasurer  
By Deputy

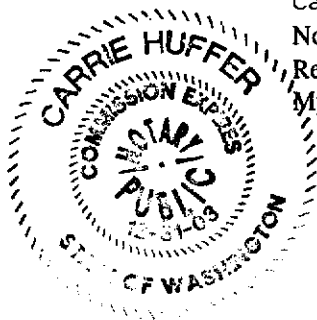
By \_\_\_\_\_ By \_\_\_\_\_

STATE OF WASHINGTON }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Joe L. Youngren  
\_\_\_\_\_ is the person \_\_\_\_\_ who appeared before me, and said  
person \_\_\_\_\_ acknowledged that he signed this instrument and acknowledged it to be he free and  
voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 29th, 2002

Carrie Huffer  
Notary Public in and for the State of WASHINGTON  
Residing at Burlington  
My appointment expires: 12/31/2003



## Exhibit A

### PARCEL "A":

Tract 25, "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the private road designated for the use of Lots 24, 25 and 29, or the face of the plat of "NORTHSOUND ESTATES NO. 1", lying Southeasterly of the Southwesterly curve of the cul-de-sac at the East end of Obstruction Drive, in said plat, and Easterly of Lot 25 of said plat and Northerly of the Easterly extension of the Southerly line of Lot 25 of said plat, and Westerly of the following described centerline of said private road as shown on said plat:

Beginning at a point on the Southeasterly line of the cul-de-sac at the East end of Obstruction Drive as shown in said plat of "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington, at a point which is an arc distance of 31.09 feet Northeasterly of the Northeasterly corner of said Lot 25 as measured along the outer edge of said cul-de-sac and an arc distance of 36.80 feet Southwesterly of the Westerly-most corner of Lot 24 of said plat as measured along the outer edge of said cul-de-sac; thence Southerly along a curve to the right which has a radius of 105 feet through a central angle of 73 degrees 33'20" an arc distance of 134.80 feet; thence South 20 degrees 58' West 313.24 feet to a point on the Northwesterly boundary of Harvey Smith Road, now known as the Avon-Allen Road, said point being the terminus of this description.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

EXCEPTIONS:

A. 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: January 31, 1966  
Recorded: February 9, 1966  
Auditor's No.: 678479

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Recorded: February 2, 1981  
Auditor's No.: 8102020019  
Executed By: North Sound Corporation, et al

B. Reservation to the Public in the Plat of the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon, following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

C. Easement provisions in the Plat as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Skagit Valley Telephone Company and their respective successors and assigns under and upon the exterior 3 feet of front and rear boundary lines and under and upon exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes. All permanent utility services shall be provided by underground service exclusively.

D. Provision in the Plat that sewage systems should be individual septic tanks and/or aeration system as designed by Skagit County Health Department.

E. Building setback lines as delineated on the face of the Plat.

