

AFTER RECORDING MAIL TO:  
Mr. Kurt D. Walden  
1201 Heather Lane  
Sedro Woolley, WA 98284



200212050100  
Skagit County Auditor

12/5/2002 Page 1 of 2 11:50AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 104007-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Martin K. Blouin and Candee L. Blouin  
Grantee(s): Kurt D. Walden  
Abbreviated Legal:  
Assessor's Tax Parcel Number(s): 4402-000-010-0004/P81496, P81496

THE GRANTOR MARTIN K. BLOUIN and CANDEE L. BLOUIN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KURT D. WALDEN, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "PLAT OF HEATHERVUE ESTATES," as per plat recorded in Volume 12 of Plats, page 68, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

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

Dated November 26, 2002

Martin K. Blouin

Candee L. Blouin

# 5684  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 05 2002

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2278.40  
Skagit Co. Treasurer  
By: Deputy

I certify that I know or have satisfactory evidence that Martin K. Blouin and Candee L. Blouin 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: November 27, 2002

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



EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress and egress  
 In Favor Of: Earl L. Ponton and Jacqueline Ponton, husband and wife  
 Recorded: August 1, 1962  
 Auditor's No.: 624572  
 Affects: Tract I and Heather Lane

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right to construct, maintain, etc., a pipeline or pipelines for the transportation of oil, gas and the products thereof  
 In Favor Of: Cascade Natural Gas Corporation  
 Recorded: November 21, 1966  
 Auditor's No.: 691170  
 Affects: The exact location of the right of way is not disclosed on the record.

C. EASEMENTS SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company, Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage 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, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."

D. The Dedication of the Plat sets forth the following:

"The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

E. 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: June 11, 1979  
 Recorded: June 11, 1979  
 Auditor's No.: 7906110030  
 Executed By: VEC Incorporated, a Washington corporation, et al



Skagit County Auditor