

**AFTER RECORDING MAIL TO:**

Tom Stokes  
16982 Gailee Drive  
Burlington, WA 98233



200212310211  
Skagit County Auditor

12/31/2002 Page 1 of 2 11:34AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00754-02

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

P104039

Grantor(s): Antone P. Lomsdalen and Michele A. Lomsdalen

Grantee(s): Tom D. Stokes and Sharon J. Stokes

Abbreviated Legal:

Lot 12, Northsound Est. #1.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3962-000-012-0006 (P67684)

THE GRANTOR Antone P. Lomsdalen and Michele A. Lomsdalen, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Tom D. Stokes and Sharon J. Stokes, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 12, 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.

Dated December 18, 2002

Antone P. Lomsdalen  
Antone P. Lomsdalen

Michele A. Lomsdalen  
Michele A. Lomsdalen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 6119

DEC 31 2002

Amount Paid \$ 3251<sup>25</sup>

Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Antone P. Lomsdalen and Michele A. Lomsdalen**

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: 12/20/02

Kelli A Mayo  
Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/05



EXHIBIT "A"

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 rights 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.



200212310211  
Skagit County Auditor

12/31/2002 Page

2 of

2 11:34AM

UNOFFICIAL DRAFT