

AFTER RECORDING MAIL TO:
Dr. and Mrs. Brandon L. Atkinson
17057 Gailee Drive
Burlington, WA 98233


200302060058
Skagit County Auditor
2/6/2003 Page 1 of 2 11:20AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104574-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert E. Thurmond, Jr. and Sherryl A. Thurmond
Grantee(s): Brandon L. Atkinson and Kate S. Atkinson
Abbreviated Legal:
Assessor's Tax Parcel Number(s): 4349-000-005-0007/p79698, P79698

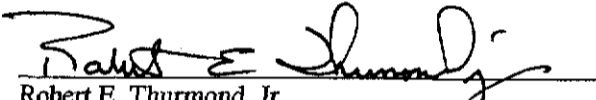
THE GRANTOR ROBERT E. THURMOND, JR. and SHERRYL A. THURMOND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRANDON L. ATKINSON and KATE S. ATKINSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

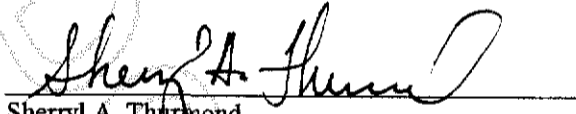
Lot 5, "GREEN ACRES ESTATES," as per plat recorded in Volume 11 of Plats, pages 53 and 54, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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


Dated January 14, 2003


Robert E. Thurmond, Jr.


Sherryl A. Thurmond

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


581
FEB 06 2003

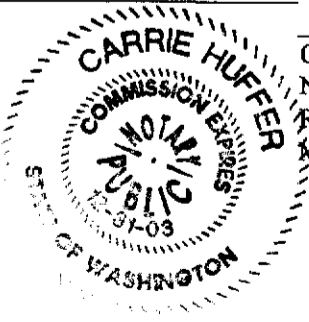
Amount Paid \$ 2524.50
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert E. Thurmond, Jr. and Sherryl A. Thurmond** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 5, 2003


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



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:	December	31,	1976
Recorded:	January	12,	1977
Auditor's No.:	849090		
Executed By:	Ronald	G.	Gold

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

Declaration Dated:	June	23,	1977
Recorded:	June	27,	1977
Auditor's No.:	859204		
Executed By:	Ronald	G. Gold, et ux, et al	

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

Declaration Dated:	September	23,	1980
Recorded:	September	26,	1980
Auditor's No.:	8009260046		
Executed By:	Douglas	J. MacArthur, et al	

B. The right granted 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 road drainage. Any enclosing of drainage waters in culverts or drains or re-routing 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. The face of the Plat sets forth the following:

1. This Plat is located within the 100 year flood plain of the Skagit River;
2. All lots are limited to single family dwellings only.

D. Seven foot utility easement set forth on the face of the Plat.

RE-SAT



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