

AFTER RECORDING MAIL TO:
Hansen & Hansen Construction, Inc.
10131 Moran Road
Arlington, WA 98223



200302120070
Skagit County Auditor

2/12/2003 Page 1 of 3 11:29AM

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Escrow No. 220722RM
Title Order No. 104926-P

THE GRANTOR William R. Stendal and Eloise Stendal, Husband and Wife

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys and warrants to **Hansen & Hansen Construction, Inc., a Washington Corporation**

the following described real estate, situated in the County of **Skagit**, State of Washington:

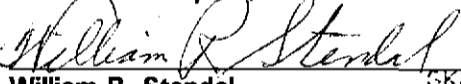
Legal Description (abbreviated): Lt. 10, Vol. 6, P. 35
additional legal(s) on page 2

Assessor's Property Tax Parcel/Account Number(s): 4172-000-010-0002 (P#77216)

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 104926-P issued by Pacific Northwest Title, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.

ACCEPTED AND APPROVED: 

Dated: January 21, 2003


William R. Stendal


658
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Eloise Stendal

FEB 12 2003

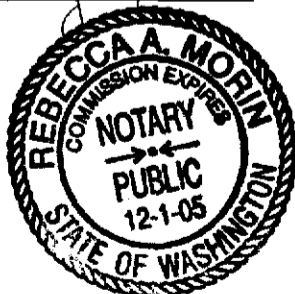
State of Washington


County of Snohomish

Iss. Amount Paid \$ 854.40
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that William R. Stendal and Eloise Stendal is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 21, 2003




Rebecca A. Morin
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires 12/1/05

Escrow No. 220722RM

EXHIBIT "A"

Lot 10 of Sedro Woolley Heights, as per Plat recorded in Volume 6 of Plats, Page 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200302120070

Skagit County Auditor

EXHIBIT "B"

A. Restrictions contained in deed from Winfield A. McLean and Elizabeth L. McLean, his wife, dated June 5, 1951, filed June 21, 1951, under Auditor's File No. 462382 and recorded in Volume 245 of Deeds, page 723, as follows:

"The grantees, for themselves and for their heirs, executors, administrators and assigns, agree that the said premises shall not be used for any purposes other than residential, and that there shall never be more than one residential structure, with the necessary accessory buildings, placed upon said premises; and that no residential structure, with the necessary accessory buildings, shall be erected or constructed upon said premises which does not meet the minimum construction requirements of the Federal Housing Administration under Section 203 of the National Housing Act as in affect at the time of the dedication of the Plat to Sedro Woolley Heights; and that no trees or shrubs on said premises shall be permitted to grow to a height which shall interfere with the view from any residential structure hereafter constructed upon any other lot in the Plat of Sedro Woolley Heights.

The Grantee agree to accept said conveyance subject to the foregoing restrictions and conditions, and for themselves, their heirs and assigns and covenant and agree to and with the said sellers, their heirs and assigns, that they, the said grantees and their heirs and assigns shall forever faithfully observe and perform the said restrictions and covenants and each of them, and agree that if they or any person claiming under them shall at any time violate or attempt to violate any of the foregoing restrictions and conditions it shall be lawful for any person owning a lot in the Plat of Sedro Woolley Heights to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted; but the said grantees shall not be personally liable under this covenant if they have parted with title to the said lot."



200302120070
Skagit County Auditor

2/12/2003 Page 3 of 3 11:29AM