

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



200302130147
Skagit County Auditor

2/13/2003 Page 1 of 3 3:25PM

200302120070

Skagit County Auditor

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

re-record to correct legal

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): ^{ptr} 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
 Eloise Stendal
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX #690

FEB 12 2003

FEB 13 2003

State of Washington

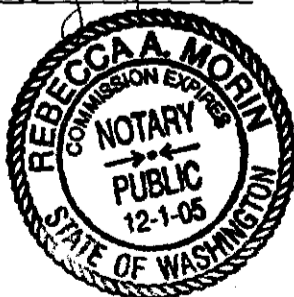
County of Snohomish

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

By Skagit Co. Treasurer
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

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."



200302130147

Skagit County Auditor

2/13/2003 Page

2 of

3

3:25PM

Schedule "A-1"

DESCRIPTION:

Lot 10, "SEDRO-WOOLLEY HEIGHTS," as per plat recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington;

EXCEPT a portion of Tract 10, "SEDRO-WOOLLEY HEIGHTS," as per plat recorded in Volume 6 of Plats, page 35, records of Skagit County, Washington,

Beginning on the West boundary line at a point thirty (30) feet South of the Northwest corner, then North thirty (30) feet to the Northwest corner, then three (3) feet East along the North property line, then Southwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.



200302130147
Skagit County Auditor

2/13/2003 Page

3 of

3 3:25PM