

AFTER RECORDING MAIL TO:  
Mr. John W. Martin  
7371 F & S Grade Road  
Sedro-Woolley, WA 98284



200304250102  
Skagit County Auditor

4/25/2003 Page 1 of 2 11:39AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 104023-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Larry Mitzel and Kerri Mitzel  
Grantee(s): John W. Martin  
Abbreviated Legal: Lot 9, SP No. 118-77 entitled Valley View Estates Div. No. 1  
Assessor's Tax Parcel Number(s): 350409-2-005-0218/P36008, P36008

THE GRANTOR Larry Mitzel and Kerri Mitzel, who acquired title as Kerri Prouty, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN W. MARTIN, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Tract 9 of that certain 5 acre Parcel Subdivision No. 118-77, entitled, "VALLEY VIEW ESTATES DIVISION NO. 1", as approved September 9, 1977 and recorded September 14, 1977, under Auditor's File No. 864719, in Volume 2 of Short Plats, pages 116 and 117, under Auditor's File No. 864719 being a portion of the Northwest 1/4 and the Southwest 1/4 of Section 9, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1938

APR 25 2003

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

Dated April 17, 2003

Amount Paid \$ 1052.40

Skagit Co. Treasurer

By [Signature] Deputy

[Signature] Kerri Mitzel

[Signature] Larry Mitzel

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry Mitzel and Kerri Mitzel 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: April 21, 2003

[Signature]  
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: Transmission line, ingress and egress and covenant against blasting  
In Favor Of: Puget Sound Power & Light Company  
Recorded: April 15, 1925  
Auditor's No.: 182764, Volume 136 of Deeds, page 184  
Affects: Exact location undisclosed

B. Provisions as set forth on the face of said 5 acre Parcel Subdivision:

- 1. Road maintenance is the responsibility of parcel owners;
- 2. Water - Individual wells - Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
- 3. Sewer - Individual septic tanks;
- 4. Power - Puget Sound Power and Light.

C. Restrictions as set forth on the face of said 5 acre Parcel Subdivision Number 118-77, as follows:

"There is a restricted sight distance condition when approaching the F & S Grade Road from the subject lots. The buyer is hereby advised that further division of these lots will be permitted only if access to further divisions can be achieved with adequate sight distance subject to the approval of the County Engineer."  
(Affects Tracts 6 through 11, Valley View Estates Division#1)

D. 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: September 19, 1977  
Recorded: September 20, 1977  
Auditor's No.: 865119  
Executed By: Valley View Estates

E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: August 31, 1978  
Recorded: September 6, 1978  
Auditor's No.: 886890  
Executed By: Valley View Estates, a partnership

AMENDMENT TO SAID COVENANTS:

Recorded: February 26, 2002  
Auditor's No.: 200202260068

F. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Recorded: July 25, 1979  
Auditor's No.: 7907250043

AMENDMENT OF SAID COVENANTS:

Recorded: February 26, 2002  
Auditor's No.: 200202260068

*Am*  
*Kan*



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