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200306170157

Skagit County Auditor

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When recorded return to:

Robert R. Sherard  
10516 Cornell So.  
Seattle, WA. 98178

LAND TITLE COMPANY OF SKAGIT COUNTY

107013P

STATUTORY WARRANTY DEED

THE GRANTOR GLENN K. SHERARD, as his separate property,

for and in consideration of an "I.R.C. Section 1031 Tax-deferred Exchange", in hand paid, conveys and warrants to

THE GRANTEE ROBERT R. SHERARD and WALEDA J. SHERARD,  
husband and wife,

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

Lot 33, "PLAT OF SANDALWOOD", as per plat recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Account # 4361-000-033-0006

SUBJECT TO:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Date June 11, 2003.

ACCEPTED AS TO FORM AND  
CONTENT BY GRANTEES:

Glenn K. Sherard

#2933

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Robert R. Sherard

Waleda J. Sherard

JUN 17 2003

Amount Paid \$ 4503.40  
Skagit Co. Treasurer  
By Deputy



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: July 14, 1977  
Recorded: August 10, 1977  
Auditor's No.: 862312  
Executed By: Sandalwood, a Limited Partnership,  
Lanney Wixson, General Partner

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

Declaration Dated: May 23, 1983  
Recorded: May 24, 1983  
Auditor's No.: 8305240026

- B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company, and Cascade Natural Gas Company and their respective successors or assigns, under and upon the exterior seven feet, parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

Said easement is also delineated on the face of the survey.

- C. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the street shown hereon.



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