

AFTER RECORDING MAIL TO:
Mr. and Mrs. Galen LeGrand
2611 Martin Road
Mount Vernon, WA 98273



3/15/2004 Page 1 of 2 3:25PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110962-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mignonne N. Maxwell
Grantee(s): Galen LeGrand and Dorothy L. LeGrand
Abbreviated Legal: Lot 14, Revision to Firwest Est.
Assessor's Tax Parcel Number(s): 4406-000-014-0006, P81568

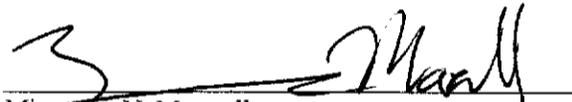
THE GRANTOR MIGNONNE N. MAXWELL, formerly Mignonne N. Partington, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GALEN LEGRAND and DOROTHY L. LEGRAND, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1," as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.

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

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

Dated March 10, 2004


Mignonne N. Maxwell

1173
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 15 2004

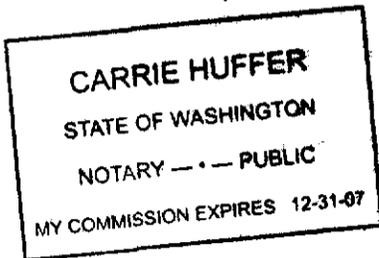
Amount Paid \$ 2999.00
Skagit County Treasurer
By:  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mignonne N. Maxwell
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 14, 2004


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

- A. Utility easements of various widths, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.
- B. Provisions as set forth in the dedication of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:

 "...The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original and reasonable grading of the streets shown hereon."
- C. Easement provisions as set forth on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, 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 and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (7) seven feet (60 foot roads) and (10) ten feet (41 foot roads), 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."
- D. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instrument recorded under Auditor's File No. 8112180012, the terms of said Declaration were modified.
- E. Terms, provisions, definitions, covenants, restrictions options, obligations, easements, assessments, limitations and restrictions contained in Amendment of Declaration recorded February 8, 1982, under Auditor's File No. 8202080028, records of Skagit County, Washington.
- F. 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: March 1, 1983
 Recorded: March 1, 1983
 Auditor's No.: 8303010017
 Executed By: Coulee Investments, Inc.

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

Declaration Dated: June 7, 1983
 Recorded: June 22, 1983
 Auditor's No.: 8306220040
 Executed By: Coulee Investments, Inc.

- G. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983, under Auditor's File No. 8303020029.

MNM



200403150184

Skagit County Auditor