

**AFTER RECORDING MAIL TO:**

Bradley Quinton  
117 N. 39th Place  
Mount Vernon, WA 98273



200406230139  
Skagit County Auditor

6/23/2004 Page 1 of 2 3:21PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01297-04

**Statutory Warranty Deed**  
**LAND TITLE OF SKAGIT COUNTY 112129-P**

Grantor(s): Paul Wyndham and Gail Wyndham  
Grantee(s): Bradley A. Quinton and Miranda F. Quinton  
Abbreviated Legal:  
Lot 9, College Meadow #2  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4390-000-009-0001

THE GRANTOR Paul Wyndham and Gail Wyndham, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bradley A. Quinton and Miranda F. Quinton, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 9, "College Meadow Div. No. 2", as per plat recorded in Volume 12 of Plats, pages 42 and 43, records of Skagit County, Washington.

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

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 6-22-04  
Paul Wyndham  
Paul Wyndham

Gail Wyndham  
Gail Wyndham #3188  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 23 2004  
2598.00  
Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Paul Wyndham and Gail Wyndham  
is/are 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: 6/22/04  
Kelli A Mayo  
Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005

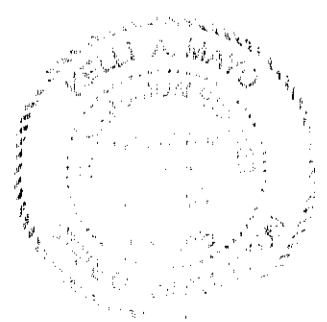


EXHIBIT "A"

EXCEPTIONS:

- A. COVENANTS, CONDITIONS, EASEMENTS 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: May 4, 1978  
Recorded: January 17, 1979  
Auditor's No.: 894877  
Executed By: Kerr-Belmark Construction

- B. Easement provisions as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior 7.5 feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."

- C. Conveyance of the water system within the Plat of "COLLEGE MEADOW DIV. NO. 2" to the Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded April 10, 1979, under Auditor's File No. 7904100051.

- D. Provisions contained in the dedication of said Plat, as follows:

"...We, the undersigned owners in fee simple or contract purchaser and mortgage holder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also 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 streets and avenues shown hereon."



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