

**AFTER RECORDING MAIL TO:**

David A. Welts  
P. O. Box 1108  
Mount Vernon, WA 98273



200407010180  
Skagit County Auditor

7/1/2004 Page 1 of 2 3:59PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 81755

FIRST AMERICAN TITLE CO.  
81755-E

**Statutory Warranty Deed**

Grantor(s): Anita L. Eggers  
Grantee(s): David A. Welts  
Assessor's Tax Parcel Number(s): 4154-000-040-0008 P76360

THE GRANTOR Anita L. Eggers, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David A. Welts, a single man, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 40, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, Page 56, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: June 30, 2004.

Anita L. Eggers

#3407  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 01 2004  
Amount Paid \$ 1771.00  
Skagit Co. Treasurer  
By Deputy

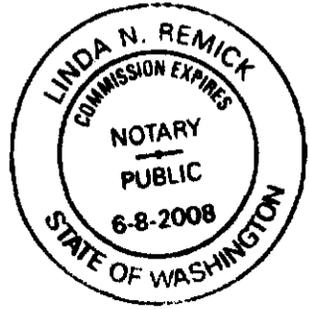
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anita L. Eggers is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-30-04

Linda N. Remick

Notary Public in and for the State of Washington  
Residing at Stenwood  
My appointment expires: 6-8-08



SCHEDULE "B-1"

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: March 31, 1956 and July 19, 1960  
Recorded: April 4, 1956 and July 20, 1960  
Auditor's Nos.: 533917 and 596786  
Executed By: Frank S. Evans and L. Grace Evans, husband and wife,  
Garrison E. Evans and Jeanne G. Evans, husband and wife, and Anthony Radosevich and Myrna Radosevich, husband and wife

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Peter D. Shainin and Norma L. Shainin, husband and wife  
Dated: July 22, 1973  
Recorded: July 31, 1973  
Auditor's No.: 788727  
Purpose: Underground sewer line  
Area Affected: West 10 feet

C. Agreements contained in easement recorded July 31, 1973, under Auditor's File No. 788727 wherein Dennis L. Swason, et ux, is Grantor and Peter D. Shainin, et ux, is Grantee, as follows:

1. Grantees shall construct a sanitary sewer line pursuant to all applicable ordinances, regulations and code provisions. This sewer line shall connect a duplex owned by Grantors to the Sedro Woolley sanitary sewer system. In addition Grantees shall utilize the easement right-of-way to connect four residential units to the Sedro Woolley sanitary sewer system.
2. All connection of improvements owned by Grantees and Grantors shall be performed by Grantees.
3. It is understood and agreed that no additional residence will be attached to the sewerline to be installed on the easement right-of-way.
4. Maintenance of the sewerline shall be at the expense of users whose residence properties are situated upstream from any required repairs and shall be prorated among such upstream users equally.



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