

AFTER RECORDING MAIL TO:
Mr. and Mrs. Steven G. Padgett
3421 Mohawk Drive
Mount Vernon, WA 98274



200407140003
Skagit County Auditor

7/14/2004 Page 1 of 2 8:42AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112625-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Alan F. West and Nancy R. West
Grantee(s): Steven G. Padgett and Pearl L. Padgett
Abbreviated Legal: Lot 5, T-Bird 11
Assessor's Tax Parcel Number(s): 4203-000-005-0002, P78080

THE GRANTOR ALAN R. WEST, who also appears of record as ALLEN F. WEST, and NANCY R. WEST, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVEN G. PADGETT and PEARL L. PADGETT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "THUNDERBIRD II," as per plat recorded in Volume 10 of Plats, pages 39 and 40, records of Skagit County, Washington.

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

Subject To: Paragraphs A through C, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 112625-PE, attached hereto and made part hereof

Dated July 2nd, 2004

Alan F. West

Alan F. West

Nancy R. West

Nancy R. West

#3605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2004

P.L.P.

Amount Paid \$
5018
By *[Signature]* Skagit Co. Treasurer
Deputy

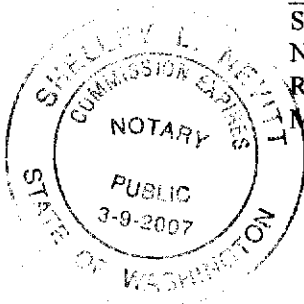
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alan F. West and Nancy R. West are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-7-04

Shelley Nevitt

Shelley Nevitt
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3/09/2007



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: May 16, 1973
Recorded: May 16, 1973
Auditor's No.: 785089
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

B. Rights reserved in the dedication of the Plat of Thunderbird II, as follows:

"Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots where water might take a natural course in the original reasonable grading of the roads shown hereon."

C. Easement as shown on the Plat of Thunderbird II, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and the Washington Telephone Company and their respective successors and assigns under and upon the exterior seven (7) 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated



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