

AFTER RECORDING MAIL TO:
Ms. Kristilinda Rodriguez
441 Spring Lane
Sedro Woolley, WA 98284



200408130177
Skagit County Auditor

8/13/2004 Page 1 of 2 3:17PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112927-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Elbert Nieshe and Lori Nieshe
Grantee(s): Kristilinda Rodriguez
Abbreviated Legal: Lot 59, Spring Meadows II
Assessor's Tax Parcel Number(s): 4735-000-059-0000, P116093

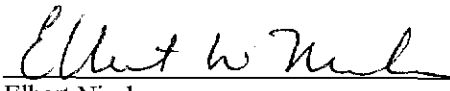
THE GRANTOR ELBERT NIESHE and LORI NIESHE, who also appear of record as ELBERT W. NIESHE and LORI A. NIESHE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KRISTILINDA RODRIGUEZ, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 59, "PLAT OF SPRING MEADOWS - DIV. II," as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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


Dated August 4, 2004


Elbert Nieshe


Lori Nieshe 4299
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


STATE OF Washington }
COUNTY OF Skagit } SS:

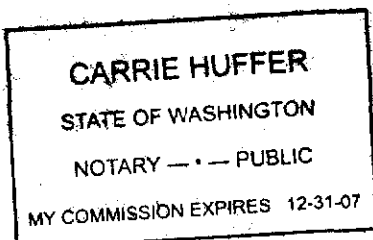
AUG 13 2004

Amount Paid \$ 2543.62
By  Deputy

I certify that I know or have satisfactory evidence that Elbert Nieshe and Lori Nieshe 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: August 10, 2004


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



EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022

B. Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and 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 lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
Recorded: March 4, 1999
Auditor's No.: 9903040085

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No.: 9905250019

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No.: 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association recorded April 15, 1999, under Auditor's File No. 9904150047 and as amended by instrument recorded April 25, 1999, under Auditor's File No. 9904150048.



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Skagit County Auditor