



200408180041

Skagit County Auditor

8/18/2004 Page

1 of

2 11:05AM

AFTER RECORDING MAIL TO:

Mr. and Mrs. Douglas G. Pierce

2921 Pacific Street

Bellingham, WA 98226

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82061

FIRST AMERICAN TITLE CO.

82061-E-3

Statutory Warranty Deed

Grantor(s): Kevin Pointer and Heidi Pointer

Grantee(s): Douglas G. Pierce and Roni M. Pierce

Assessor's Tax Parcel Number(s): 3960-000-007-0005 (P67640), 3960-000-008-0004 (P67641)

THE GRANTOR Kevin Pointer and Heidi Pointer, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas G. Pierce and Roni M. Pierce, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lots 7 and 8, "MOUNTAIN VISTA ADDITION, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 7 of Plats, page 65, records of Skagit County, Washington.

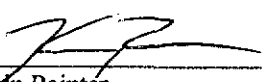
SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: August 16, 2004.

4364
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2004

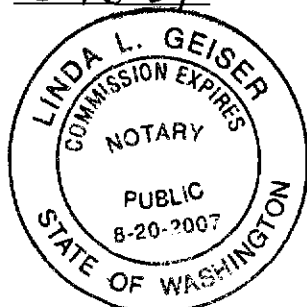
Amount Paid \$ 4005⁰⁰
By Skagit Co. Treasurer
Deputy


Kevin Pointer


Heidi Pointer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin Pointer and Heidi Pointer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-16-04

Notary Public in and for the State of

Washington

Residing at

Mt. Vernon

My appointment expires:

8-22-07

SCHEDULE "B-1"

Exceptions:

A. Release of damages executed by Bradsberry Logging Company, et al, releasing Drainage District No. 14 and Washington Emergency Relief Administration from all damages of any character arising from, or caused by the flow of water therein, and/or from any overflow of water therefrom, and do hereby as part of the consideration for the construction of said drainage ditch, waive such damage claims.

Dated: February 1935
Recorded: February 26, 1935
Auditor's No: 267764

B. Restrictions contained in variance recorded under Auditor's File No. 8406270003 as follows:

1. Lots 7 and 8 be considered as one parcel both by any seller or buyer
2. Any form of proposed method of traversing the drainage ditch shall be approved by the Public Works Department, prior to issuance of any land use permits (i.e., sewage disposal, building, etc.).

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Chester James and Juanita James
Recorded: November 25, 1992
Auditor's No: 9211250117
As Follows:

Any house built or mobile home placed on said property must have concrete or concrete block foundation. No single wide mobile home or used mobile home may be placed on property. A double wide mobile or stick built house must be at least two bedrooms.

Any exterior construction must be complete within 6 months of foundation being started. Front yard must be landscaped within 2 years of occupancy permit.

Seller may elect to record above conditions on the Deed, or as CC&R's.



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