

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jody C Brown
423 Spring Lane
Sedro Woolley, WA 98284



200408200009
Skagit County Auditor

8/20/2004 Page 1 of 2 8:56AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113205-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): William A Kascsak and Laurie I Kascsak
Grantee(s): Jody C Brown and Skaidre E Brown
Abbreviated Legal: Lot 50, Spring Meadows 11
Assessor's Tax Parcel Number(s): 4735-000-050-0000, P116084

THE GRANTOR WILLIAM A. KASCSAK and LAURIE I. KASCSAK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JODY C. BROWN and SKAIDRE E. BROWN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.


Lot 50, "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: Paragraphs A through E, inclusive Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113205-PE, attached hereto and made part hereof.

Dated August 9th, 2004


William A Kascsak

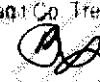

Laurie I Kascsak

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4418

AUG 20 2004

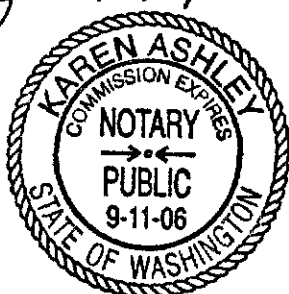
3097.20

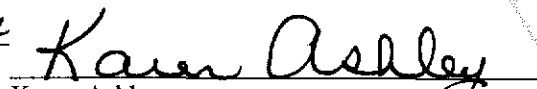
Amount Paid \$
Skagit Co. Treasurer:
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William A Kascsak and Laurie I Kascsak 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 12, 2004




Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

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