

AFTER RECORDING MAIL TO:
Ms. Irene L. Gaines
2311 Martin Road
Mount Vernon, WA 98273


200409080115
Skagit County Auditor
9/8/2004 Page 1 of 2 3:17PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113078-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Mark Vorobik and Nancy Scagliotti
Grantee(s): Irene L. Gaines
Abbreviated Legal: Lot 25, Riverview
Assessor's Tax Parcel Number(s): 4226-000-025-0001, P78773

THE GRANTOR Mark Vorobik and Nancy Scagliotti, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRC Section 1031 Tax-Deferred Exchange in hand paid, conveys and warrants to IRENE L. GAINES, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 25, "PLAT OF RIVERVIEW," as per plat recorded in Volume 11 of Plats, page 12, records of Skagit County, Washington.

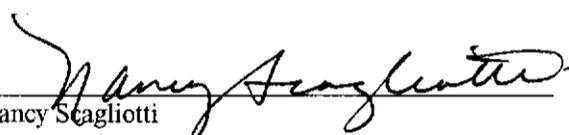
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

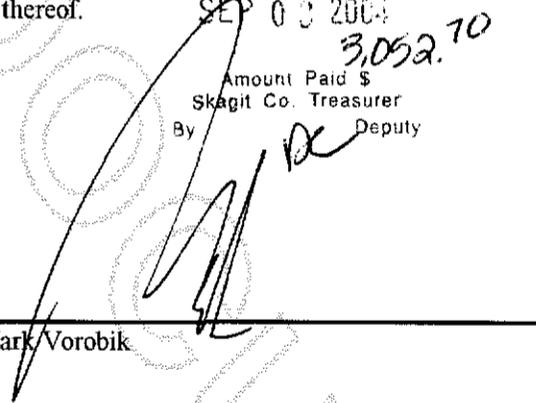
4868
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

SEP 03 2004
Amount Paid \$ 3,052.70
Skagit Co. Treasurer
By Deputy

Dated August 27, 2004


Nancy Scagliotti


Mark Vorobik

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Mark Vorobik and Nancy Scagliotti** 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: September 3, 2004
CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07


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

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: October 23, 1975
Recorded: October 28, 1975
Auditor's No.: 825399
Executed By: Thomas Brothers

- B. Provision contained in the dedication of said Plat dedicating to the public forever all public ways, utility and drainage easements shown on said plat as public roads and easements.
- C. Provisions set forth on the face of said Plat, as follows:

Tract "A" through "G" are denoted as "Cul-de-sac Planters" in the "Declaration of Conditions, Restrictions, and Maintenance Responsibilities".

Screening easements exist for the express purpose of maintaining aesthetic qualities of the plat. Thus utilization of the easements is restricted to maintenance of the native and introduced plant materials as planted by the declarant. This prohibits sheds, buildings, storage piles, etc.

- D. Restrictions imposed by instrument recorded on June 29, 1976, under Auditor's File No. 837936, as follows:

"Purchaser and his assigns agree to maintain Tract C and screening easement, as set forth in the Protective Covenants recorded October 28, 1975, under Auditor's File No. 825399."



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