

AFTER RECORDING MAIL TO:
James W. Kniskern
2703 Washington Blvd.
Anacortes, WA 98221

200409140005
Skagit County Auditor
9/14/2004 Page 1 of 3 8:40AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113496-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Castelletto Homes, Inc.
Grantee(s): James W. Kniskern and Teresa J. Kniskern
Abbreviated Legal: Lot 8, Washington Park Est.
Assessor's Tax Parcel Number(s): P117634/4770-000-008-0000

THE GRANTOR Castelletto Homes, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James W. Kniskern and Teresa J. Kniskern, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "PLAT OF WASHINGTON PARK ESTATES," as per plat recorded on November 29, 2000, under Auditor's File No. 200011290068, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

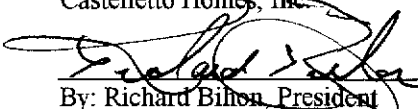
4955
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

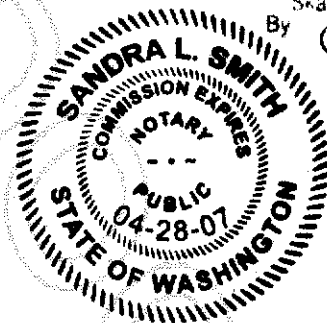
SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

SEP 14 2004
151300

Dated September 8, 2004

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Castelletto Homes, Inc.

By: Richard Bilton, President



STATE OF Washington }
County of Skagit } SS: Richard Bilton
I certify that I know or have satisfactory evidence is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated authorized to execute the instrument and is President of Castelletto Homes, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

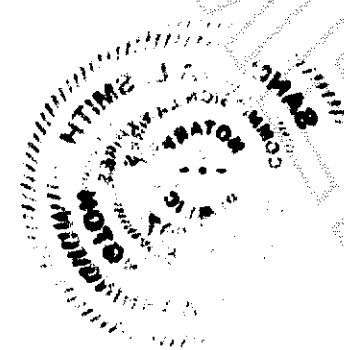
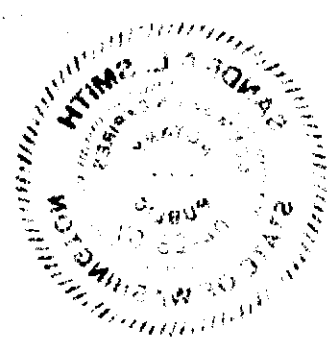
Dated: 9/13/04



Sandi Smith
Notary Public in and for the State of Washington
Residing at Decatur Island
My appointment expires: 4/28/2007



UNOFFICIAL DOCUMENT



EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: August 29, 1962
 Auditor's No.: 625661
 Executed By: A.F. Gratzer
 As Follows:

It is understood that the grantees, for themselves, their heirs, successors, executors, administrators and assigns, consent to the operation of an airport upon land conveyed by Walton Lumber Co. to Skyline on Burrows Bay, Inc. and by Walton Lumber Co., to Herb Wilson, J. K. Nells, et al by deeds dated June 30, 1960, and recorded in Volume 310 of Deeds at pages 362 and 364, respectively, under Auditor's File No. 596207, records of Skagit county, Washington, and waive any claim for damages resulting from noises, fumes, lights and other disturbances from aircraft and the maintenance and operation of said airport.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: November 28, 2000
 Recorded: November 29, 2000
 Auditor's No.: 200011290067
 Executed By: William Obrock and John J. Piazza

AMENDMENT THERETO:

Recorded: May 30, 2001
 Auditor's No.: 200105300157

C. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

"...hereby declare this plat and dedicate to the use of the public forever all streets, avenues and public places for any and all public purposes, not inconsistent with the use thereof for public highway purposes. Also, all claims for damage by the owners and their successors and assigns against any governmental authority are waived which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of said roads. The undersigned owners in fee simple and mortgage holder also dedicate to the Sunset Cove Development Homeowners Association the storm sewer easement as shown hereon and common areas as defined in the declaration of covenants, conditions and restrictions recorded separately and referenced hereon.

D. UTILITIES EASEMENT CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Anacortes, Puget Sound Energy, Verizon, Cascade National Gas Corp., TCI Cablevision of Washington, Inc., other public franchise utilities and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts as shown on the face of the plat. TOGETHER WITH the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for restoring the property to conditions found prior to work within the easement.

-Continued -



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EXCEPTIONS CONTINUED:

E. NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. This survey was performing in the field using a Leica TCA1105 Electronic Distance Measuring Theodolite;
2. Zoning: R2 - Residential Low Density.
3. Sewage Disposal: City of Anacortes.
4. Water: City of Anacortes.



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