

AFTER RECORDING MAIL TO:
Mr. and Mrs. David J. Klein
3906 Apache Drive
Mount Vernon, WA 98273



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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113534-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Timothy W. Sexton and Barbara J. Sexton
Grantee(s): David J. Klein and Jill C. Klein
Abbreviated Legal: Lot 129, Thunderbird East 1st Add.
Assessor's Tax Parcel Number(s): 4379-000-129-0001, P80882

THE GRANTOR TIMOTHY W. SEXTON and BARBARA J. SEXTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID J. KLEIN and JILL C. KLEIN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 129, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

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

Subject To: Paragraphs A through D, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 113534-SE, attached hereto and made part hereof

Dated September 14, 2004

Timothy W. Sexton

Barbara J. Sexton

5188
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 27 2004

4565.70

Amount Paid by
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy W. Sexton and Barbara J. Sexton 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: _____



Anneliese Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

EXCEPTIONS:

A. Provisions set forth in the dedication of said plat, as follows:

Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

C. 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:	September 5, 1978
Recorded:	September 7, 1978
Auditor's No.:	886974
Executed By:	Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

D. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between:	City of Mount Vernon, a municipal corporation
And:	Robert & Kay Goeschl, husband and wife
Dated:	March 19, 1979
Recorded:	March 29, 1979
Auditor's No.:	7903290043
Providing:	Right to connect subject property to City sewer



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Skagit County Auditor

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