

AFTER RECORDING MAIL TO:

**Michael C. Mast
18161 McLean Road
Mount Vernon, WA 98273**



**200409280009
Skagit County Auditor**

9/28/2004 Page 1 of 2 8:34AM

**Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113475-PAE**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

**Grantor(s): Everett Joe Lindholm and Linda K. Lindholm
Grantee(s): Michael C. Mast and Lisette B. M. Mast
Abbreviated Legal: Lot 32, Madrona Est.
Assessor's Tax Parcel Number(s): P67346/3949-000-032-0000**

THE GRANTOR Everett Joe Lindholm and Linda K. Lindholm, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael C. Mast and Lisette B. M. Mast, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 32, "PLAT OF MADRONA ESTATES ON STRAWBERRY BAY, CYPRESS ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 46, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated September 24, 2004

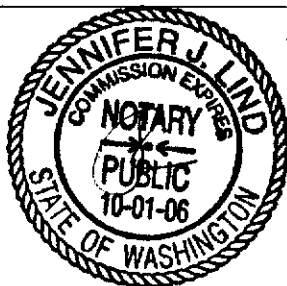
Everett Joe Lindholm

Linda K. Lindholm

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Everett Joe Lindholm and Linda K. Lindholm~~
the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she/they~~
signed this instrument and acknowledge it to be ~~his/her/their~~ free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: September 27, 2004



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2006

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

**# 5203
SEP 28 2004**

Amount Paid \$ 2759.00
By Skagit Co. Treasurer
Deputy

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: February 26, 1963
Recorded: March 14, 1963
Auditor's No.: 633222

- B. Condition contained in the Dedication of the Plat, as follows:

"...In lieu of dedication of roads and beach access to the public, Tracts A and B of this plat will be conveyed to Madrona Community, Inc., a Washington corporation, which corporation is a non-profit corporation whose membership is restricted to persons, firms or corporations owning property within this plat. Membership will be required of each purchaser of property in this subdivision. Use of the tracts mentioned will be regulated by the corporation."

- C. Easement for pathway and utility purposes over the Southerly 10 feet as disclosed on the face of the plat.

- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Nancy L. Maitland, a single woman
Purpose: For the purpose of the placement and maintenance of a drainfield for septic tank for one residential dwelling on Lot 31, and shall be strictly limited to said purposes.

Area Affected:

Commencing at the intersection of the Southerly line of pathway and utility easement as shown on the face of the Plat, with the Easterly line of Lot 32, "MADRONA ESTATES"; thence running Westerly parallel with the Northerly line of Lot 32, a distance of 25 feet; thence Southerly parallel to the Easterly line of Lot 32, a distance of 15 feet; thence Easterly parallel with the Northerly line of this description to the point of intersection with the Westerly line of the 10 foot pathway and utility easement shown on the face of the plat; thence Northerly along the Westerly boundary of said pathway and utility easement to the point of beginning.

Dated: July 25, 1975
Recorded: July 29, 1975
Auditor's No.: 821222



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Skagit County Auditor