

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Mark K. Shea  
5428 S Thompson Ave  
Tacoma, WA 98408-5614



200409300154  
Skagit County Auditor

9/30/2004 Page 1 of 2 1:40PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 113366-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Stacy Rancourt and Dolly Rancourt  
Grantee(s): Mark K. Shea and Kathleen M. Shea  
Abbreviated Legal: Lot 63, Eastwind  
Assessor's Tax Parcel Number(s): 4384-000-063-0002, P81017

THE GRANTOR STACY RANCOURT and DOLLY RANCOURT, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK K. SHEA and KATHLEEN M. SHEA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 63, "PLAT OF EASTWIND," as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington.

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

Subject to easements, restrictions, and other exceptions at attached on "Schedule B-1" and made a part hereof.

Dated September 28, 2004

[Signature]  
Stacy Rancourt

[Signature] 5317  
Dolly Rancourt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2004

Amount Paid \$2802.61  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stacy Rancourt and Dolly Rancourt 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: 9/29/04

[Signature]  
Kaydeen Franey  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 11/02/2006

EXCEPTIONS:

- A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 67757, in Volume 74 of Deeds, page 221, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
- B. 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 15, 1979  
 Recorded: October 16, 1979  
 Auditor's No.: 7910160026  
 Executed By: Pan West, Inc.

We note that no specific property description was included with said covenants; being described only as Eastwind Addition.

- 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: December 14, 1981  
 Recorded: December 15, 1981  
 Auditor's No.: 8112150040  
 Executed By: Panwest, Inc., a Washington corporation

- D. Easement provisions set forth on the face of said "PLAT OF EASTWIND", as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co and their respective successor or assigns, under and upon the exterior seven (7) feet, parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

- E. Provision contained in the dedication of said "PLAT OF EASTWIND" for the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on the Plat in the original reasonable grading of the streets and avenues shown thereon.

- F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
 Purpose: Ingress, egress and utilities  
 Area Affected: Easterly 10 feet

- G. STANDARD PARTICIPATION CONTRACT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
 And: Dale T. Rancourt  
 Dated: July 31, 1990  
 Recorded: August 1, 1990  
 Auditor's No.: 9008010045  
 Providing: Right to connect subject property to City sewer

*Handwritten signature/initials*

*Handwritten signature*



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