

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kurt Kazda
2310 E. Parkway
Mount Vernon, WA 98273



200410150190
Skagit County Auditor

10/15/2004 Page 1 of 2 4:08PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82721

Statutory Warranty Deed

Grantor(s): Peter A. Weiner
Grantee(s): Kurt P. Kazda and Colleen K. McKnight
Assessor's Tax Parcel Number(s): 4376-000-043-0007 P80783

FIRST AMERICAN TITLE CO.

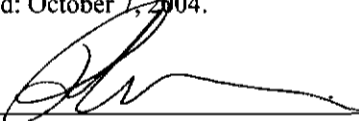
82721E-1

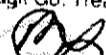
THE GRANTOR Peter A. Weiner, as his separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt P. Kazda and Colleen K. McKnight, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 43, "PLAT OF CRESMOOR DIVISION NO. 2" as per plat recorded in Volume 12 of Plats, page 16, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: October 7, 2004.

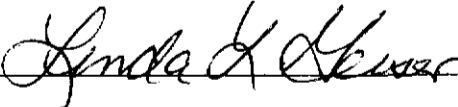

Peter A. Weiner

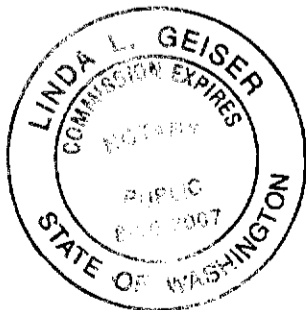
5619
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
OCT 15 2004
Amount Paid \$ 2492.00
By  Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Peter A. Weiner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-8-04


Notary Public in and for the State of Washington
Residing at mt Vernon
My appointment expires: 8-20-07



Schedule "B-1"

Exceptions:

A. Interest of Skagit County Public Utility District, in and to a water distribution system located within the "PLAT OF CRESMOOR DIV. NO. 2", as disclosed by Bills of Sale recorded September 14, 1978 and October 10, 1978 under Auditor's File Nos. 887458 and 889146.

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: March 26, 1978
Recorded: April 10, 1978
Auditor's No.: 877067
Executed By: Dujardin Custom Homes, Inc. and Rainier Mortgage Company

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cresmoor Division No. 2
Recorded: April 25, 1978
Auditor's No: 878158

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original and reasonable grading of the streets shown hereon.
2. An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (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.



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