

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Michael A. Morgan  
19587 Ellison Road  
Mount Vernon, WA 98274



200410220142  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 113742-SE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Don King and Melissa King  
Grantee(s): Michael A. Morgan and Rhonda M. Morgan  
Abbreviated Legal: Lot 13, Olympic View  
Assessor's Tax Parcel Number(s): 3963-000-013-0004, P67723

THE GRANTOR DON KING and MELISSA KING, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL A. MORGAN and RHONDA M. MORGAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "OLYMPIC VIEW PLAT, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 1, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated October 7, 2004

5733

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
OCT 22 2004  
Don King

Melissa King

Amount Paid \$ 3293.00  
Skagit Co. Treasurer  
By hp Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don King and Melissa King 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:

Oct. 19, 2004

CARRIE HUFFER  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
EXPIRES 12-31-07

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

EXCEPTIONS:

A. RESTRICTIVE COVENANTS IMPOSED IN SAID PLAT, AS FOLLOWS:

1. No residence shall be constructed having an outside area of less than 1,000 square feet;
2. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No second hand building shall be moved onto any lot for any purpose whatsoever;
3. On Lots 15, 16 and 17, the required "set back" to the front of any structure shall not be less than 40 feet from the North line of Ellison Road as measured at right angles from tangents, or as measured on radial lines from curve.

B. Reservations contained in deed recorded under Auditor's File No. 259092, substantially, as follows:

That the grantor reserves the right to drain a fifteen acre tract of land adjoining and lying North of the land herein mentioned into a ditch and grantee agrees to dig, across the tract of land hereinbefore described and the said right of drainage shall be in perpetuity.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines
Area Affected:	West 10 feet of the South 10 feet
Dated:	Not disclosed
Recorded:	October 7, 1993
Auditor's No.:	9310070109

D. AEROBIC TREATMENT UNIT SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Donald A. King
Recorded:	July 19, 2004
Auditor's No.:	200407190146



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