

AFTER RECORDING MAIL TO:

John Augustoni
2408 32nd Street
Anacortes, WA 98221



200411180102
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113653-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Doyle Geer

Grantee(s): John Augustoni and Victoria A. Augustoni

Abbreviated Legal: Lots 14, 15 & ptn of 13, Blk. 9, Kellogg & Ford's Add.

Assessor's Tax Parcel Number(s): P57736/3800-009-015-0000

THE GRANTOR Doyle E. Geer, a married person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Augustoni and Victoria A. Augustoni, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

The West ½ of Lot 13 and all of Lots 14 and 15, Block 9, "KELLOGG & FORD'S ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

(Being known as Lot 7 of Block 9, of Survey, recorded in Volume 2 of Surveys, page 90, recorded under Auditor's File No. 877715, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated November 12, 2004

Doyle Geer
Doyle Geer

Peggy Geer
Peggy Geer

#6222
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doyle Geer and Peggy Geer 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: 11/18/04



Donna
Notary Public in and for the State of Wa
Residing at Delaware, Oregon
My appointment expires: 4/28/07

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.

Recorded: May 25, 1979
Auditor's No.: 7905250042
Executed By: Meadow Vista, a partnership
As Follows:

"The Grantee, by the recordation hereof, covenants that upon subdivision of the above subject property, he will cause to be filed of record, residential development restrictive covenants providing as a minimum that all houses built upon the above described property shall have shake rooves, be painted in earth tone or pastel colors, and that each home shall have a minimum 1,150 square feet of living area."

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: October 20, 1980
Recorded: November 13, 1980
Auditor's No.: 8011130029
Executed By: Meadow Vista Associates, a partnership; V.E.C. Corporation, a Washington corporation, Mt. Baker Mutual Savings Bank; Donald M. Weiland and Ruth L. Weiland, husband and wife; and Larry E. Druessedow and Barbara J. Druessedow, husband and wife

- B. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

Between: Meadow Vista, a partnership
And: City of Anacortes, a municipal corporation
Dated: April 18, 1977
Recorded: August 5, 1977
Auditor's No.: 862088
Providing For: Property use and development

- 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

Recorded: April 6, 1978
Auditor's No.: 876937
Executed By: Meadow Vista, a partnership



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EXCEPTIONS CONTINUED:

D. Easement provision as delineated on and as set forth on the face of the Survey, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and the Nationwide T.V. & Cable Company, and the General Telephone Company, and their respective successors and assigns under and upon the area as shown below on this drawing, in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the property owners and other areas with electric, T.V. cables, telephone services, together with the right to enter upon the within lots at all times for the purposes stated."



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