

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kenneth W. Swope
2009 Woodridge Avenue
Mount Vernon, Wa. 98273



200412230094
Skagit County Auditor

12/23/2004 Page 1 of 3 1:37PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83176

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): P81890, 4414-000-007-0005 FIRST AMERICAN TITLE CO. B83176E

THE GRANTOR Michael R. Wahl and Susan A. Wahl, trustees of the Wahl Family Trust dated October 16, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth W. Swope and Malinda L. Swope, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "PLAT OF HORIZONS DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, page 85, records of Skagit County, Washington.
Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A"

Dated: December 17, 2004

Michael R. Wahl, trustee
Michael R. Wahl, trustee

Susan A. Wahl, trustee
Susan A. Wahl, trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael R. Wahl, trustee and Susan A. Wahl, trustee, the persons 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.

Date: 12-17-04

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 2-20-07



6904
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 23 2004
Amount Paid \$ 3755.80
By [Signature] Skagit Co. Treasurer Deputy

EXHIBIT "A"

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.

Declaration Dated: November 1, 1979
Recorded: November 2, 1979
Auditor's No.: 7911090023
Executed By: Lloyd H. Johnson and Lyla Johnson, husband and wife

SAID COVENANTS ARE A RERECORDING OF COVENANTS:

Recorded: November 2, 1979
Auditor's No.: 7911020002

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 15, 1980
Recorded: February 1, 1980
Auditor's No.: 8002010053
Executed By: Lloyd H., Johnson and Lyla Johnson, husband and wife, Beverly Rasar, a single person, Blakely Marina, a Washington Partnership, and Marvin Swanson, a single man

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 23, 1981
Recorded: September 24, 1981
Auditor's No.: 8109240019
Executed By: Lloyd H. Johnson and Lyla Johnson, husband and wife

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

Plat/Subdivision Name: Horizons Div. No. 1
Recorded: November 2, 1979
Auditor's No: 7911020003

Said matters include but are not limited to the following:

- 1. Easement provision as set forth on the face of the Plat of Horizons, Division No. 1, 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 & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company and Cascade Natural Gas Company and their respective successors or assigns under and upon the exterior street frontage of all lots in which to construct and maintain a the purpose of serving the subdivision with necessary utilities



200412230094

Skagit County Auditor

2. Provision set forth in the dedication of the Plat of Horizons, Division No. 1, as follows:

"... the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

3. 7 foot utility easement abutting streets
4. 10 foot storm drainage easement affects lots 5 - 9 and 13 - 19
5. Easements for ingress, egress and utilities affecting Lot 9

D. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Thomas Brothers
Dated: December 18, 1984
Recorded: December 20, 1984
Auditor's No: 8412200042

By said instrument, the City of Mount Vernon also acknowledged payment of \$61.71.



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