

**AFTER RECORDING MAIL TO:**  
Mr. and Mrs. Albert Stone  
1900 North 32<sup>nd</sup> Place  
Mount Vernon, WA 98273



200412280187  
Skagit County Auditor

12/28/2004 Page 1 of 3 4:03PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 83451

### Statutory Warranty Deed

Grantor(s): Helen Ryan  
Grantee(s): Albert Stone and Aletha Stone  
Assessor's Tax Parcel Number(s): 4384-000-065-0018, P81020

FIRST AMERICAN TITLE CO.  
83451 E

**THE GRANTOR HELEN RYAN**, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Albert Stone and Aletha Stone, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 65, "PLAT OF EASTWIND", as per plat recorded in Volume 12 of Plats, pages 31 and 32, records of Skagit County, Washington; EXCEPT mineral rights as reserved by the State of Washington by Deed dated May 8, 1908 and recorded May 20, 1908 under Auditor's File No. 67757 in Volume 74 of Deeds, page 221, records of Skagit County, Washington.

Subject to paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 83451 attached hereto and made a part hereof by this reference; year 2005 taxes.

Dated: 12/17/2004

*Helen Ryan*  
Helen Ryan

# 6949

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

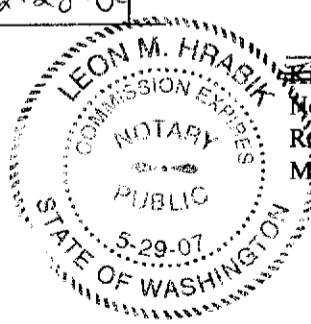
DEC 28 2004

Amount Paid \$ 2670.00  
By *[Signature]* Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Helen Ryan, 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: 12-28-04



*Leon M. Hrabik*  
~~Kim M. Kent~~ Leon M. Hrabik  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: ~~12-15-2005~~ 5-29-07

Order No: 83451

3. Easement along the Easterly line of Lots 61-69.
4. Sewer easement along the Southerly line of Lots 57, 66, 25 and 43 and Northerly line of Lots 56, 67, 24 and 44
5. 10 foot easement along the Westerly line of Lots 38-43

E. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between:	City of Mount Vernon
And:	George J. Fiedler and Marian T. Fiedler
Dated:	February 28, 1990
Recorded:	March 16, 1990
Auditor's No.:	9003160031

By said instrument the City of Mount Vernon also acknowledged payment of \$ 332.90.

*J. R.*



200412280187  
Skagit County Auditor

Order No: 83451

**Schedule "B-1"**

**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 their 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:

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,:

Declaration Dated: December 14, 1981  
Recorded: December 15, 1981  
Auditor's No.: 8112150040  
Executed By: Pan West, Inc., a Washington corporation

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

Plat/Subdivision Name: Eastwind  
Auditor's No: 889957

*H. R.*

Said matters include but are not limited to the following:

1. 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 successors 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.

2. 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.



200412280187  
Skagit County Auditor