

**AFTER RECORDING MAIL TO:**

**Mr. and Mrs. James C. Taitano**

1701 Sandalwood St.  
Mount Vernon, WA 98273.



200501140137

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 83502

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.  
83502

Grantor(s): Steven A. Topness  
Grantee(s): James C. Taitano and Robin P. Taitano  
Assessor's Tax Parcel Number(s): P80897, 4380-000-010-0000

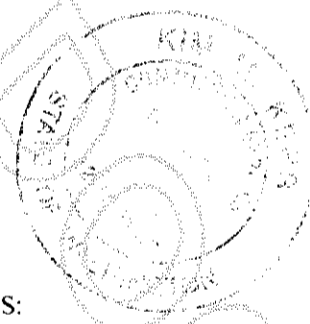
THE GRANTOR Steven A. Topness, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James C. Taitano and Robin P. Taitano, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "FOREST MEADOW DIV. NO. 1", as per plat recorded in Volume 12 of Plats, page 24, records of Skagit County, Washington.

Subject to Paragraphs A & B of Schedule B-1 of First American Title Company's preliminary commitment no. 83502 attached hereto and made a part hereof by this reference.

Dated: January 6, 2005

Steven A. Topness  
Steven A. Topness



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven A. Topness, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Jan. 13. 2005

Ken M. Kerr  
Ken M. Kerr  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2005

# 228  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 14 2005  
Amount Paid \$ 3399.80  
By [Signature] Skagit Co. Treasurer  
Deputy

Order No: 83502

**Schedule "B-1"**

**Exceptions:**

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

Plat/Subdivision Name: Forest Meadow Division No. 1  
Recorded: July 27, 1978  
Auditor's No.: 884375

Said matters include but are not limited to the following:

1. Rights contained in the dedication of the plat 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.
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 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 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."
3. Storm drainage easement over and across the Northerly 5 feet of Lots 1 - 3, the Southerly 5 feet of Lots 4 - 10, the Northwesterly 5 feet of Lot 10, the Southeasterly 5 feet of Lot 11 and the Easterly 5 feet of Lots 1 and 5.

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

Recorded: July 18, 1978  
Auditor's No.: 883688  
Executed By: Warren Jones and Doris Jones



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